



Mahler House, Holst Road, London, W3 0BT

Welcome to

Mahler House, Holst Road, London

A stylish and contemporary one-bedroom apartment situated on the second floor of the sought-after Mahler House development in Ealing. Designed with modern living in mind, the property boasts a superb open-plan kitchen, living and dining area measuring over 20ft in length, creating a bright and spacious environment perfect for both relaxing and entertaining.

The accommodation further comprises a generous double bedroom with fitted storage, a modern family bathroom and a large winter garden which provides valuable additional living space throughout the year. Finished to a high standard with a sleek fitted kitchen, contemporary décor and an abundance of natural light, this attractive home is ready for immediate occupation and ideal for first-time buyers, professionals or investors.

Ideally located on Holst Road, the property forms part of a modern development within easy reach of both Hanger Lane and Park Royal stations, offering excellent connections into Central London and beyond. Ealing Broadway, local shops, cafés, restaurants and a number of green open spaces are all nearby, making this a fantastic opportunity to enjoy modern apartment living in one of West London's most well-connected and desirable locations.





Second Floor

Total floor area 51.5 m² (555 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Mahler House Holst Road, London

- Modern Second-Floor Apartment
- Spacious Open-Plan Living
- Large Winter Garden
- Bright Double Bedroom
- Contemporary Bathroom Suite

Tenure: Leasehold EPC Rating: B

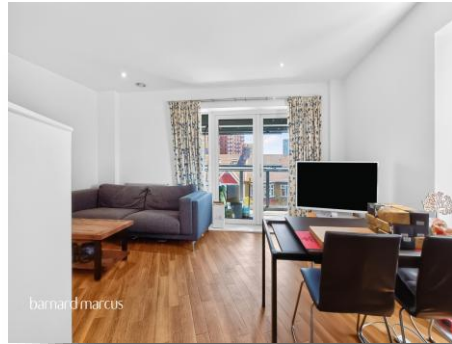
Council Tax Band: C Service Charge: 2259.36

Ground Rent: 99.96

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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guide price £330,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL108962



Property Ref:
EAL108962 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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