



Pitshanger Lane, Ealing, London W5 1QG
Price £899,950 Freehold - No Chain

A double-fronted, unusually large and well-presented 3-bedroom terraced property backing onto a green with large front garden of approx 47ft, rear garden of approx 41ft and a garage.

The property comprises hall, 2 reception rooms (1 double aspect with double doors to the front garden), kitchen, 3 bedrooms and a bathroom with a separate WC.

Situated in the heart of Pitshanger Village on the favoured **Brentham Garden Estate** (a conservation area of architectural interest) with plenty of shops, bars and restaurants. Within walking distance to the open spaces of Pitshanger Park and Cleveland Park. Well-placed for a number of local schools including North Ealing Primary, St Benedict's, St Gregory's Primary, Ada Lovelace CofE High, Montpelier Primary and Notting Hill & Ealing High. Road connections for A40 and M4 / M40 motorways.



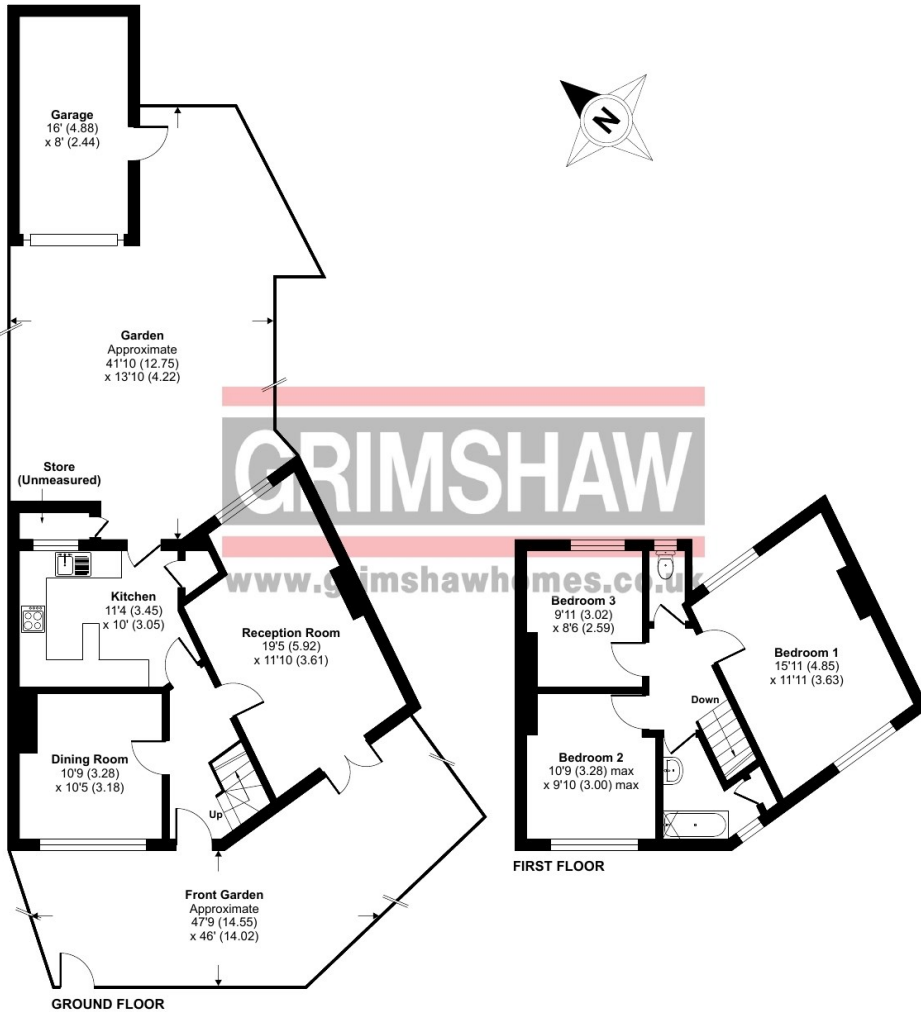
Pitshanger Lane, London, W5

Approximate Area = 1033 sq ft / 95.9 sq m (excludes store)

Garage = 128 sq ft / 11.8 sq m

Total = 1161 sq ft / 107.7 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Grimshaw & Co. REF: 1074337

EPC Rating = D
 Council tax band = F (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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07.03.2024 Ref: 9807

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