



Pitshanger Lane, Ealing, London W5 1QG
Price £859,950 Freehold - No Chain

A 4-bedroom Brentham terraced property arranged over three floors with period features. The rear lawn garden has a detached home office at the rear and lovely views over the village green.

The property comprises hall, reception room, fitted kitchen, cloakroom, 4 bedrooms, family bathroom and an en suite shower room.

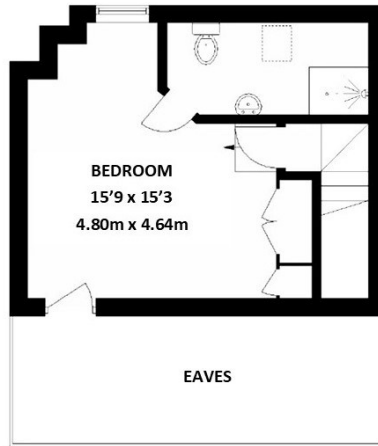
There is a rear lawn garden with new decking and to the rear a detached home office with underfloor heating.

Situated in the heart of Pitshanger Village 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.

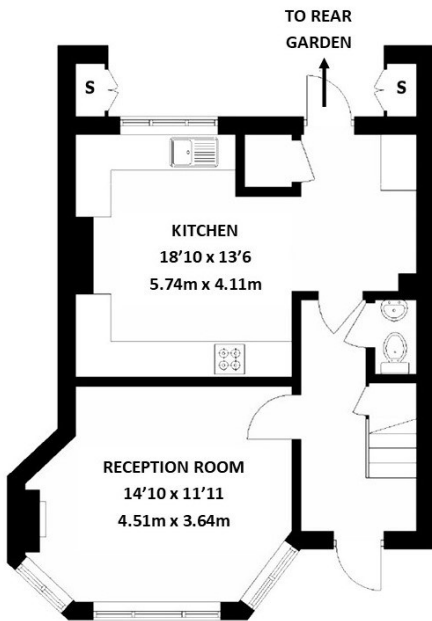




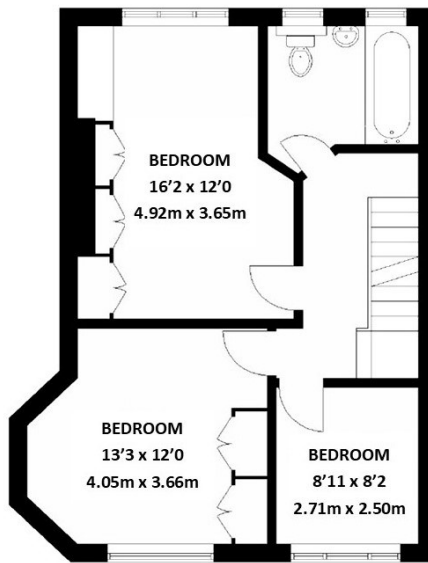
Not shown in actual location / orientation



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA
122.5 sq m / 1318.5 sq ft (excluding eaves)

HOME OFFICE 11.7 sq m / 125.9 sq ft
STORES 0.9 sq m / 9.6 sq ft

Measurements are approximate. Not to scale.
Illustrative purposes only.

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.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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