



Northfields

WOODGRANGE AVE
W5

£1,100,000

Ealing

WOODGRANGE AVENUE, W5

£1,100,000

An expansive residence, this duplex apartment is presented with fresh, neutral tones throughout.

Situated in a highly desirable location moments from shops & transport links.

- Six bedroom double fronted duplex apartment
- Three shower rooms
- Plenty of storage
- In good decorative order
- Long lease
- Period features

At a glance



Six Bedrooms



Three Bathrooms



Ealing Common



Ealing Broadway



West Acton



Ealing Common





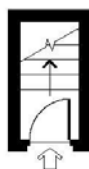
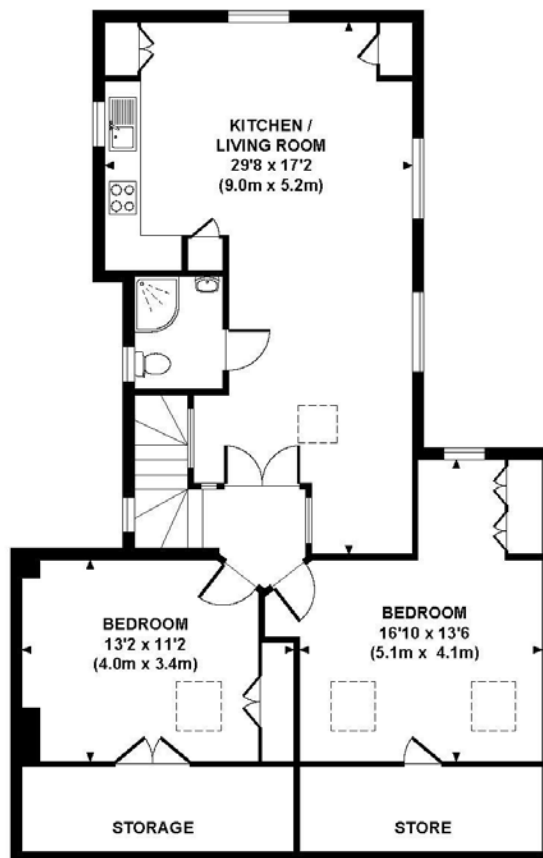
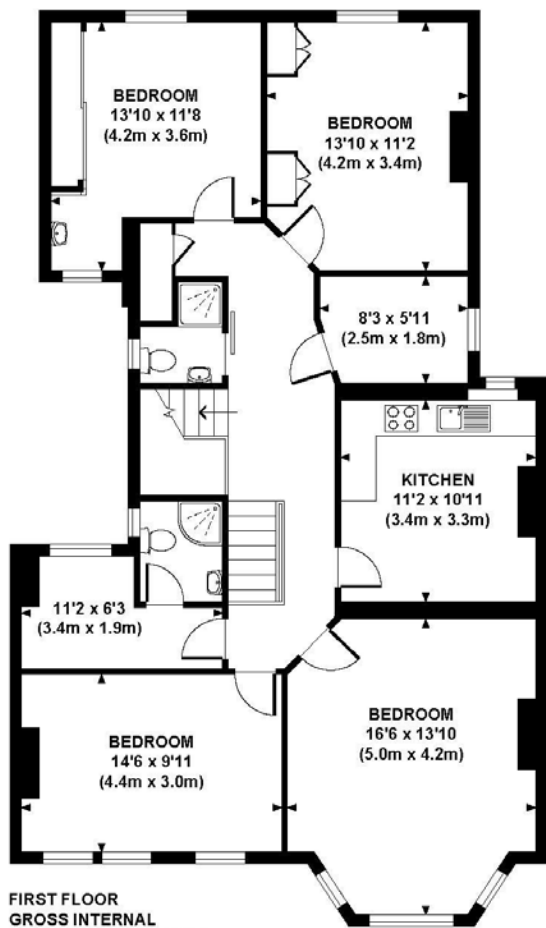


APPROXIMATE GROSS INTERNAL AREA

2153 sq ft / 200.0 sq m

WOODGRANGE AVENUE

Approximate Gross Internal Area 2153 sq ft / 200.0 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 22 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards. DE-PHOTOGRAPHY.NET

LOCATION

Populated by fine avenues of chestnut trees, the Common itself is one of Ealing's many open spaces. The area lays just a few minutes' walk from Ealing Broadway's lively and convenient shopping centre. The independent Falcon School for Girls is situated on Ealing Common and the area affords easy access to all Ealing's schools including, Christchurch and St Saviour's Church of England Junior schools and independent schools such as Durston House and St Benedict's.



GENERAL

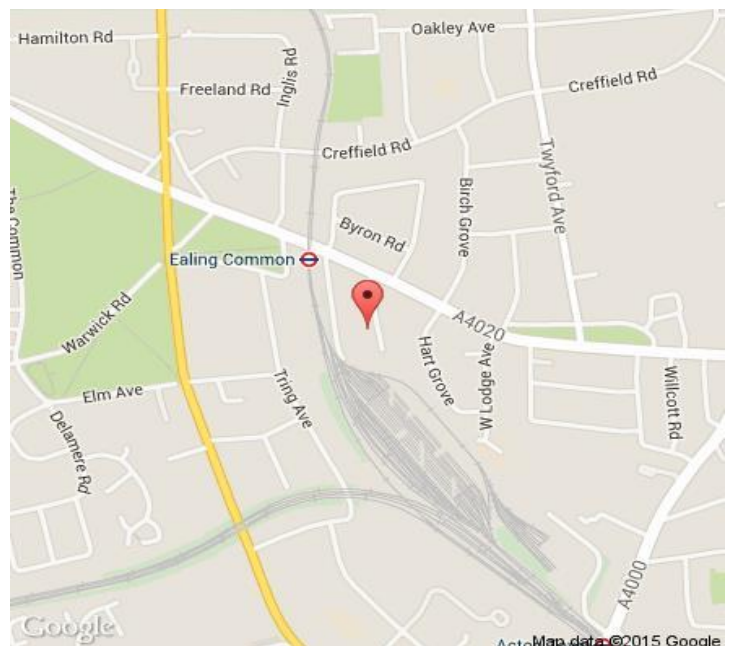
POSTCODE: W5
 LOCAL AUTHORITY: London Borough of Ealing
 COUNCIL TAX BAND: E

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-90) C
(55-68) D			(65-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PROPERTY LOCATION



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