



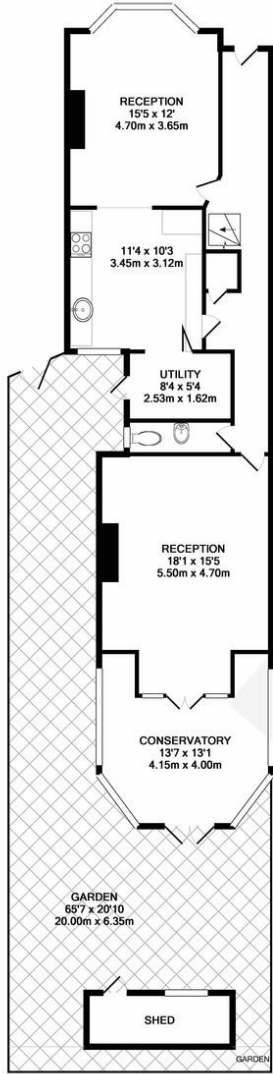
Castlebar Park | Ealing | W5

£1,250,000

At almost 2000 sq ft, this five bedroom, grand Edwardian home has a great, spacious feel and is well located just moments from Pitshanger Lane in the heart of the catchment area for several well renowned schools.

The home is offered to the market in tremendous condition, and its ground floor layout flows with the thoughtful addition of a rear conservatory that leads out from the rear reception room giving a continuous flow of some 31' leading to the rear garden of approx. 66'.

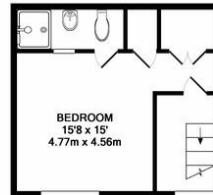
- EDWARDIAN
- GREAT CONDITION
- SPACIOUS ROOMS
- OVER THREE LEVELS
- LARGE REAR GARDEN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1982 SQ.FT. (184.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	52
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements