



Northfields



WINSCOMBE CRESCENT  
W5

.....  
£999,950

Pitshanger

## WINSCOMBE CRESCENT, W5

£999,950

A lovely four bedroom end of terrace Edwardian Brentham house, with a stunning 49ft sunny westerly aspect rear garden. This handsome property with bay elevations retains much of its original character and offers a good feeling of space (approximately 1,317 sq.ft) over three floors.

Winscombe Crescent is a pretty tree lined street in the highly coveted Brentham Garden Conservation Area. Located within easy reach of Pitshanger Lane's Award Winning High Street & Ealing Broadway Town Centre and Station. The property also falls within the catchment area for the outstanding Montpelier Primary School.

- End of terrace Edwardian Brentham House
- Four bedrooms (loft conversion)
- Two reception rooms
- Modern separate kitchen with underfloor heating
- Stylish family bathroom with underfloor heating
- Ground floor cloakroom
- Landscaped 49ft westerly aspect rear garden

### At a glance



Four Bedrooms



One Bathroom



Ealing Broadway Station



Waitrose



Montpelier Primary School



Montpelier Park







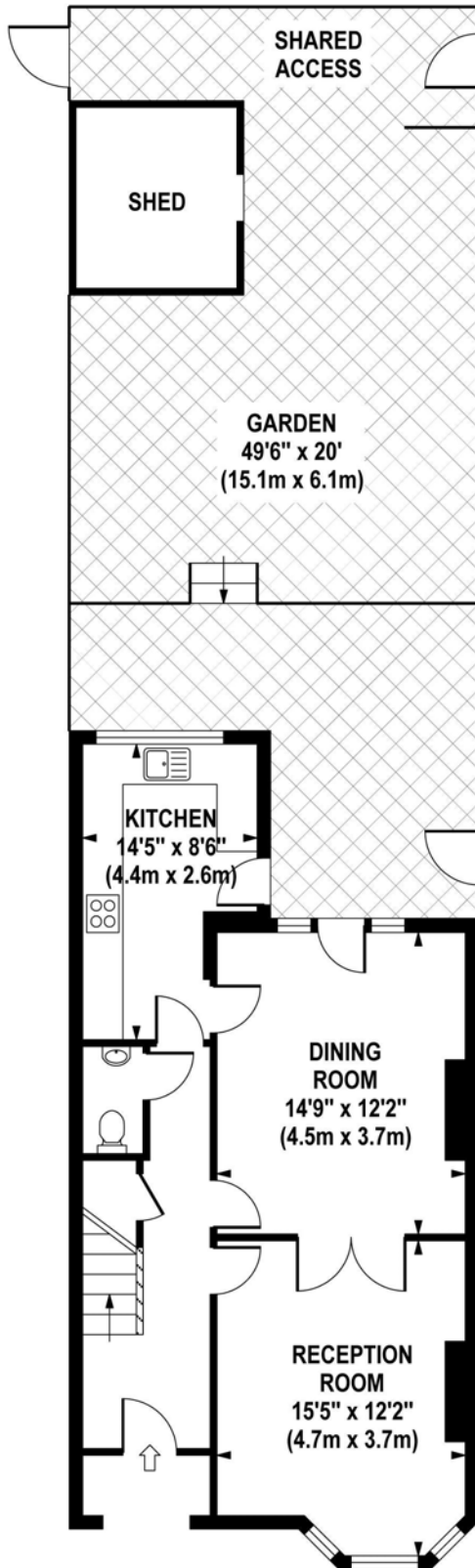






# APPROXIMATE GROSS INTERNAL AREA

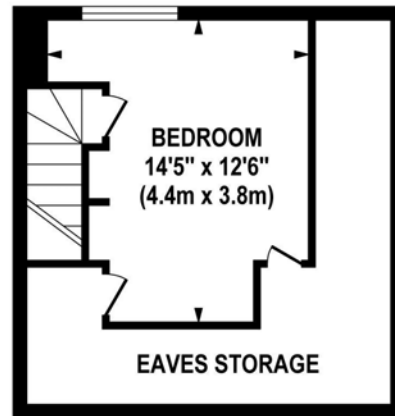
1314 sq ft / 122.0 sq m



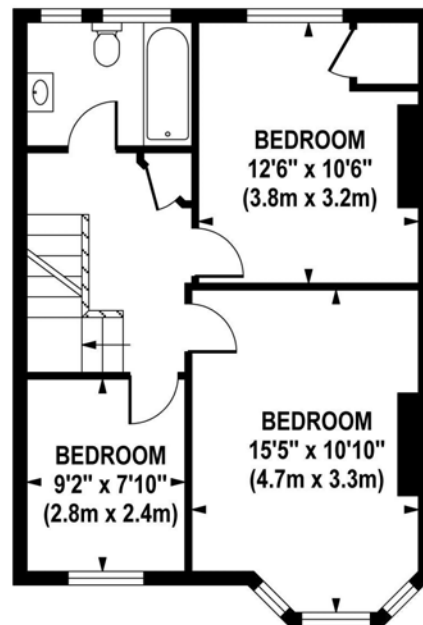
**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 624 SQ FT**

## WINSCOMBE

Approximate Gross Internal Area 1314 sq ft / 122.0 sq m  
(Excluding Eaves Storage)



**SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 198 SQ FT**



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 502 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.

## LOCATION

Pitshanger Village has the community spirit of a village and the advantage of easy access to the shops and transport links of Ealing Broadway. The area itself has a variety of locally owned restaurants, shops, beauty salons and bars, its own library, sports club and access to Pitshanger Park. Montpelier and North Ealing Primary Schools and St Gregory's Catholic as well as local private schools Notting Hill and Ealing High School and St. Benedict's schools all have a good reputation, making Pitshanger Village an attractive area for young families.



## GENERAL

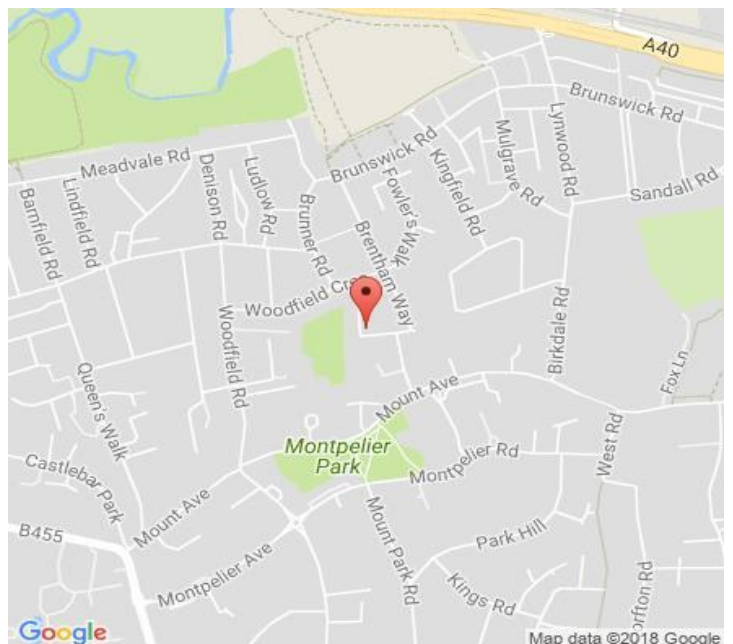
POSTCODE: W5  
 LOCAL AUTHORITY: Ealing  
 COUNCIL TAX BAND: G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>73</b>		<b>75</b>
	<b>35</b>		<b>38</b>
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PROPERTY LOCATION





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