

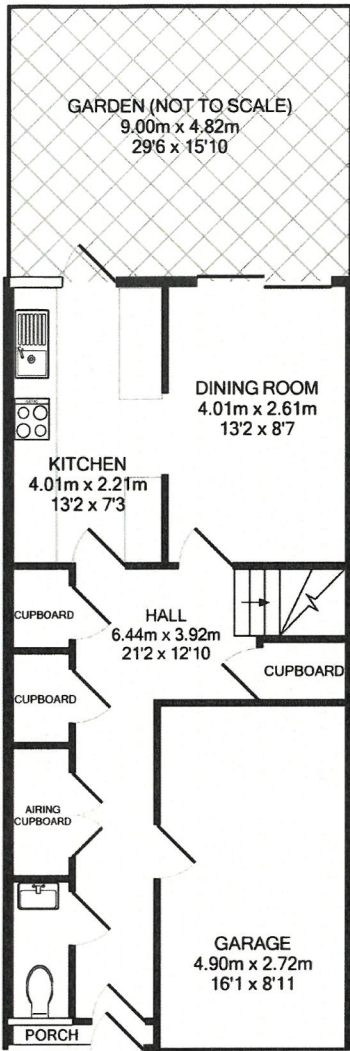


Castlebar Park, Ealing, London W5 1DD
Price £850,000 Freehold

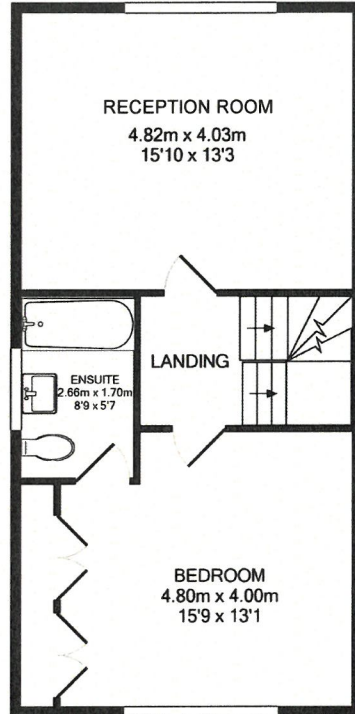
Situated in a favoured residential area, between Pitshanger Lane and **Ealing Broadway**. In the area for North Ealing Primary. With access to Pitshanger Lane Village with shopping facilities, bars and restaurants, the lovely open space of Pitshanger Park and with buses on hand for **Ealing Broadway** station with Elizabeth Line connection and town centre. Road connections for A4 and M4 & M40 motorways. Well-placed for other local schools including St Benedict's, Drayton Manor High, Montpelier & St Gregory's Primaries, Notting Hill & Ealing High, Ada Lovelace CofE High and Ellen Wilkinson High.

A well-maintained and much improved 3-storey end-of-terrace town house in excellent decorative order with luxury modern amenities offering spacious family accommodation.

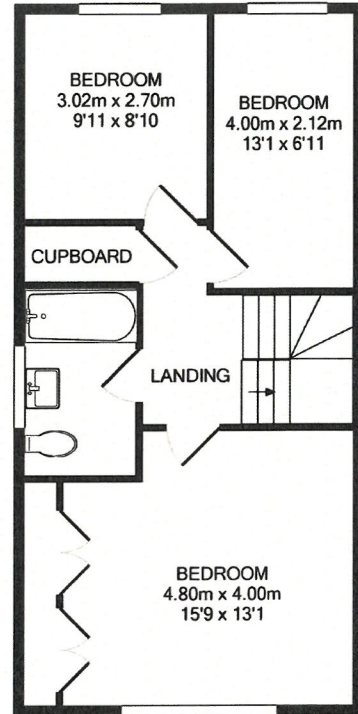
- Storm Porch
- Hall and inner hall
- Cloakroom
- Dining room with access to rear garden and open-plan with
- Fitted kitchen area
- First-floor reception room
- Gas central heating, PVC double-glazing and coved ceilings
- 4 bedrooms
- 2 bathrooms (1 en suite)
- West-facing rear lawned garden with patio area
- Integral garage
- Forecourt parking
- Total approx floor area 148.1 sq m / 1594 sq ft



Ground Floor
Approx. Floor
Area 52.3 Sq.M.
(563 Sq.Ft.)



1st Floor
Approx. Floor
Area 48.0 Sq.M.
(516 Sq.Ft.)



2nd Floor
Approx. Floor
Area 47.8 Sq.M.
(515 Sq.Ft.)

Total Approx. Floor Area 148.1 Sq.M. (1594 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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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24.05.2024 Ref: 8238

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD