



## St Peters Way, Ealing, London W5 2QR

### Price £489,950 Share in Freehold

**A stylish 2-bedroom apartment in a desirable leafy location. Beautifully refurbished throughout with lots of light and includes new flooring, new bathroom and gas central heating.**

The spacious reception room (boasts approximately 21ft) opens onto a Juliet balcony. There is a contemporary kitchen providing excellent storage and work space. The spa inspired bathroom features a spa bath with luxurious waterfall shower. There are double-glazed windows with bespoke shutters for added privacy and comfort. Residents benefit from beautiful communal gardens and private garage.

A stylish home offering comfort, quality, and prime London living. Features include:

- **Stylish Flooring:** Engineered wood flooring in all rooms adds elegance and durability.
- **Spa-inspired bathroom:** newly fitted bathroom featuring a spa bath, waterfall shower head and ceramic tiles, perfect for relaxation.
- **Bright & fresh kitchen:** kitchen freshly repainted, offering a clean and inviting space.
- **Very useful hallway cupboard.**
- **Energy excellence.**

#### **Bespoke touches:**

- Built-in shelving in the living room adds character, functionality and storage.
- Made-to-measure wardrobes in the main bedroom maximize storage while enhancing natural light.
- Tailored shutters throughout designed to retain warmth in winter and keep cool in summer adding both style and energy efficiency.

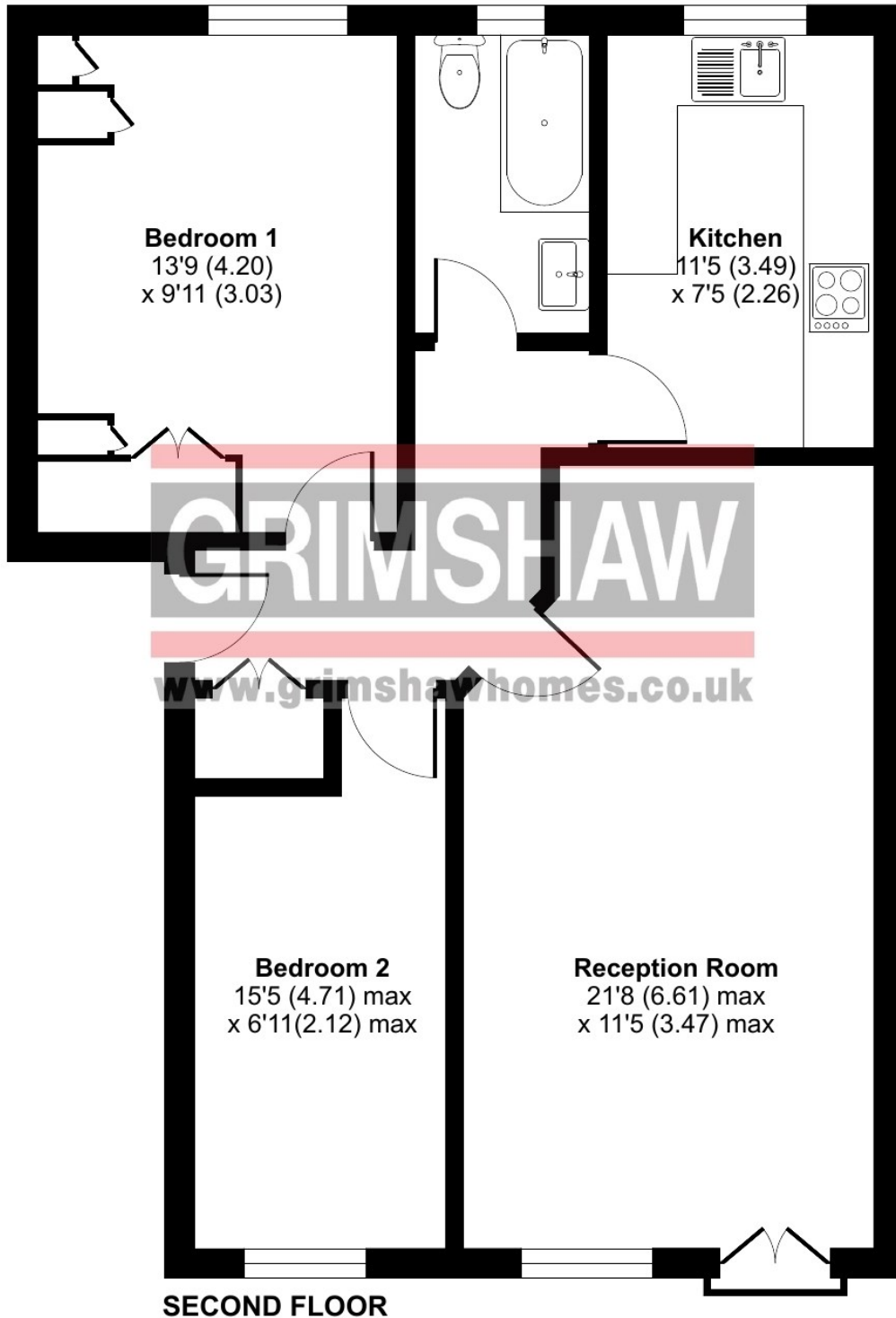
Ideally located opposite the highly sought-after Montpelier Primary, just 2 minutes walk from Montpelier Park, 5 minutes from Hanger Hill Park, and 10 minutes walk to **Ealing Broadway** station (Elizabeth, Central & District lines) with shopping, dining, and other amenities all within easy reach.



## St. Peters Way, London, W5

Approximate Area = 693 sq ft / 64.3 sq m

For identification only - Not to scale











EPC = C

Council tax band = E (£2,494.57 for 2025/2026)

Service charge: £1,920 per annum

Ground rent: £20 per annum

Lease: 963 years remaining

General information: maintained communal lawn gardens

Local authority: London Borough of Ealing

Parking: Garage and CPZ: Ealing Broadway Extension Zone W

Accessibility: Communal staircase

Connected services and utilities: Electricity: mains gas (gas central heating boiler and radiator heating): mains drainage; loft boarded and insulated: broadband connected: no landline: no CCTV.

We understand the boiler is less than 5 years old

Surface water : 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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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