

Location:

Ealing Common tube station is 2 mins away at the end of the road for Piccadilly and District Lines, and Ealing Broadway is 1.2km away for Elizabeth line, District and Central Lines. Easy access for the A40 and M4 for road communications, along with a host of bus routes on the Uxbridge road.

Key points:

- Private garden
- 6 year PCC Building Warranty from ABC Warranty
- Parking permit applicable to this unit
- Bespoke Fitted joinery
- Two bathrooms
- Share of freehold with 999 year lease

Do Better:

Acton  
sales@astonrowe.co.uk

57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

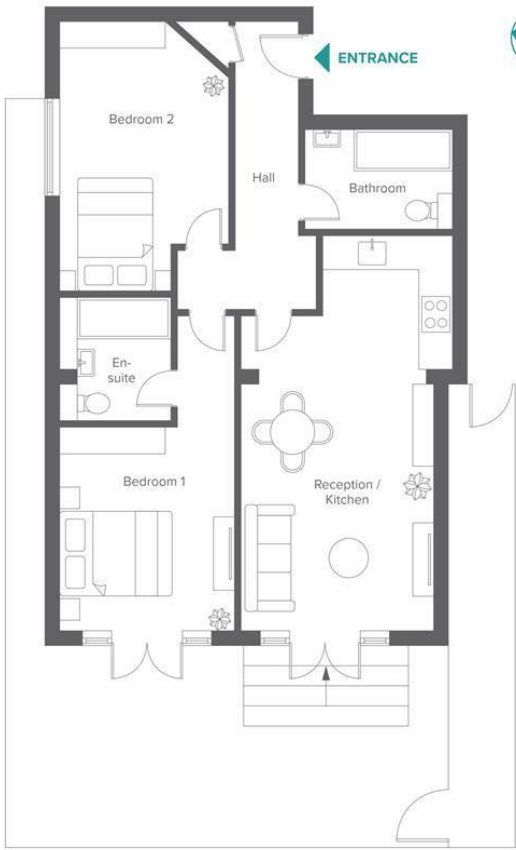


Guide Price £725,000

Woodgrange Avenue, Ealing W5  
3NY

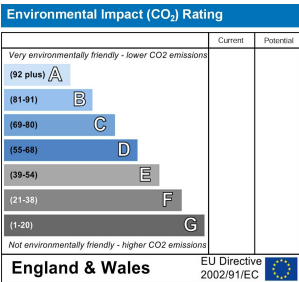
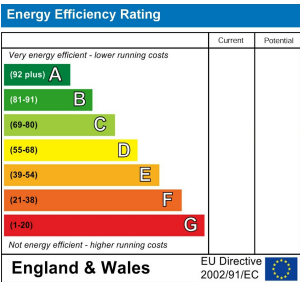
- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms

Flat 2  
Ground Floor (2 Bed, 2 Bath)



TOTAL AREA: 70.2 m<sup>2</sup>, 756 sq ft

Ground Floor	Metric	Imperial
Reception / Kitchen	7.1 x 3.7	23'5" x 12'2"
Bedroom 1	5.5 x 3.1	17'11" x 10'1"
Bedroom 2	4.7 x 3.0	15'6" x 9'11"
Garden	9.1 x 8.31	30'0" x 27'3"







**The current owner says:**

**This property offers two bathrooms, and a private garden for families or professionals, and a large living space along with two large bedrooms with luxurious fitted joinery.**

Woodgrange Residences is a boutique new development of just 5 exclusive apartments in a beautifully restored period building, situated two minutes from Ealing Common station.

This 2 bedroom, 2 bathroom apartment has a private landscaped garden, with outside power and lighting, patio for entertaining and a carefully designed lawn and planting area.

Each apartment has been thoughtfully designed with style and original period features are complemented by Crittal style Aluminium windows, bespoke fitted joinery, and a considered interior palette that exudes understated luxury.

Every detail has been considered with a design-led approach throughout. Contemporary, super matt fitted kitchens come with integrated appliances including Bosch ovens and hobs, Integrated dishwashers, tall fridge freezers with Quartz worktops and splashbacks.

Lighting includes integrated under-mount LED lighting to kitchen cabinets and trendy pendant downlighting to the dining area.

The apartments have been designed full of technical innovations. Included are modern video intercom systems and flats are pre-wired for SKY + and Virgin.

The modern bathrooms offer neutral yet modern tones, with matt porcelain Terrazzo floors, Fired Earth slimline matt wall tiles, brushed brass shower and fittings, wall-hung vanity units, and a luxurious freestanding bath to the

**What's better:**

**This property has a stunning private garden, with private patio and lawn area, side access and is able to apply for a parking permit from Ealing council**

