



CASTLEBAR HILL, EALING, LONDON, W5  
Guide Price: **£425,000**







## About the property

Nestled in the leafy environs of Castlebar Hill, we are pleased to present a rare opportunity to acquire a gorgeous ground-floor flat, brimming with period charm and character. This iconic building, Castlebar Lodge, dates back to the 1890s and was constructed using beautiful York Stone. Yorkshire builder Abram Kellett commissioned the building in the late 19th century and named it Wyke House - as it was formerly known - after his home village. This wonderful building, characterised by the imposing watch-tower, is also thought to have been one of the first houses in London to have electric light, with the illuminated tower making Castlebar Lodge visible from miles away.

The apartment boasts incredible ceiling height and spans a generous 546 square feet, with an elegant living room, generous bedroom and a tastefully appointed bathroom and kitchen. In addition to the private patio, there is a huge communal garden, providing a tranquil retreat from the buzz of city life, perfect for al fresco dining or quiet contemplation in an exquisite outdoor setting.



## Key features

- Beautiful Ground Floor Flat
- Moments from Pitshanger Village
- Period Charm & Character
- Off Street Parking
- Stunning Iconic Building
- Garage
- Private Patio & Communal Garden
- Share of Freehold
- Close to Ealing Broadway
- No Onward Chain

## Material information

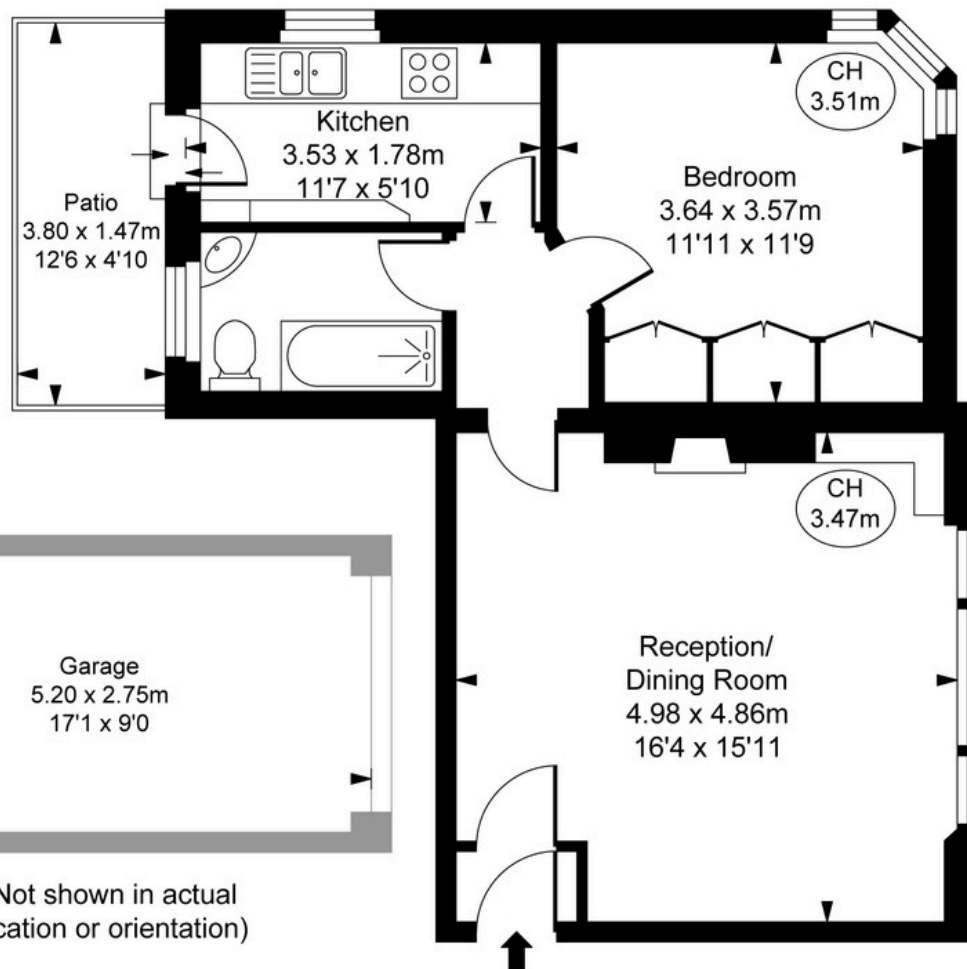
- Tenure - **Share of Freehold**
- Council Tax - **Band D**
- Guide Price - **£425,000**
- Lease Duration - **987 years**
- Lease Years Remaining - **974 years**
- Service Charge - **£1543.68 yearly**



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**Castlebar Hill, W5**

- Approximate Gross Internal Area  
50.74 sq m / 546 sq ft
- Garage  
14.30 sq m / 154 sq ft
- Total Areas Shown On Plan**  
65.04 sq m / 700 sq ft
- ( CH = Ceiling Heights )



Ground Floor

(Not shown in actual location or orientation)

This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Fulham Performance



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		