



Curzon Road, London W5 1NF

welcome to
Curzon Road, London

This mid-terraced family home situated on a residential road in the Pitshanger area of Ealing and offers the perfect location, convenient for schools, local amenities, and bus links. On the ground floor the property is made up of a front reception room with a fireplace, large windows creating an abundance of natural light and built-in shelving units, a second reception/dining room and an extended stylish, modern kitchen & breakfast room with French doors onto the rear garden, and whilst the upper floors offer three double bedrooms and three bathrooms. The property further benefits from a ground floor clock-room, eaves storage and a floral front garden.

This family home is just a short walk to the delightful Pitshanger Lane Village which includes local independent shops, cafes, and restaurants. Ealing Broadway is easily accessible offering the popular retail centre, with an abundance of restaurants, bars, cafes, and the tube station (Central line, District line, Great Western and Elizabeth line) as well as a variety of highly sought after State and Private schools.



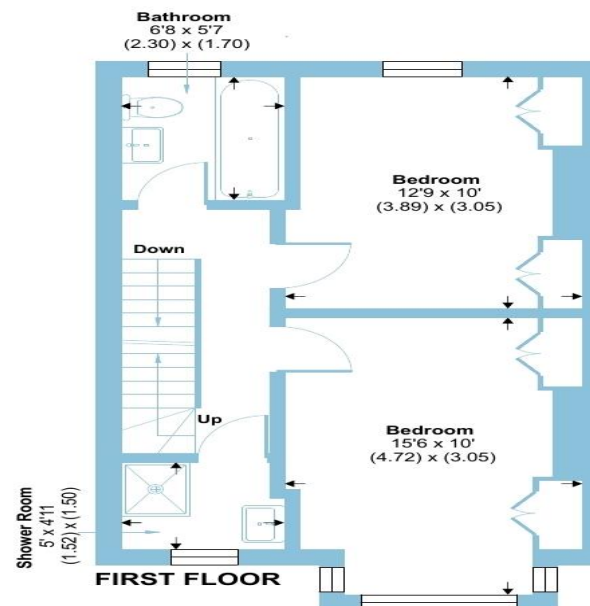
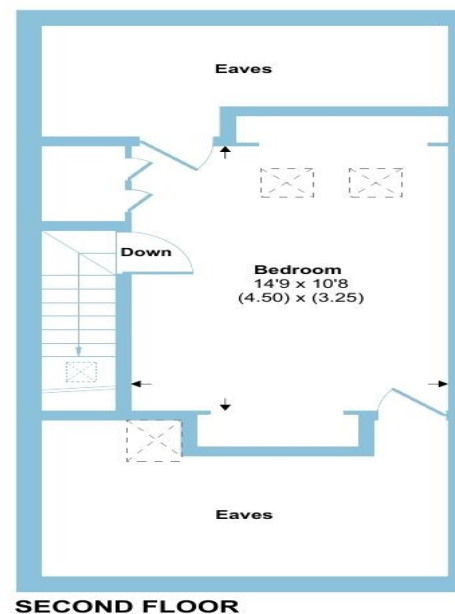
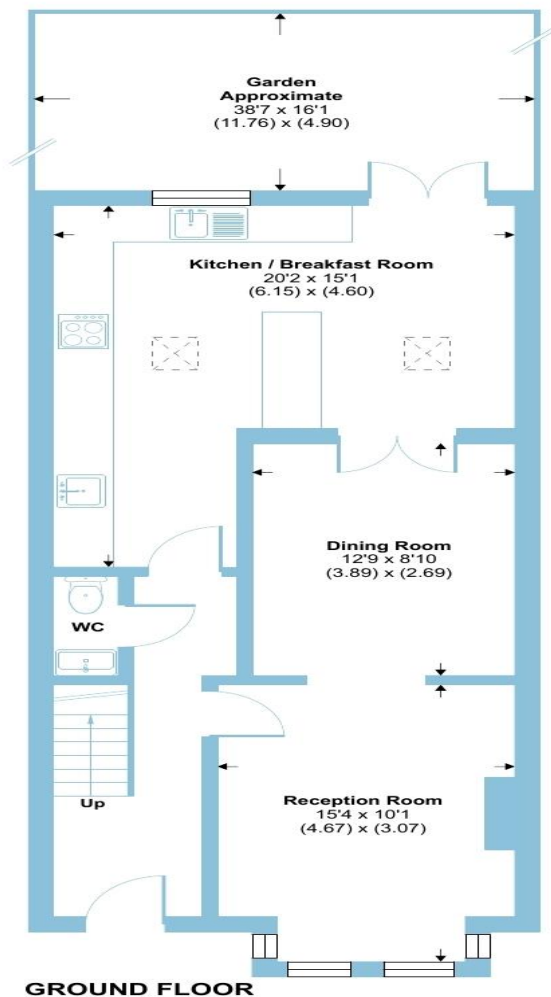
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Approximate Area = 1270 sq ft / 117.9 sq m

Limited Use Area(s) = 194 sq ft / 18 sq m

Total = 1464 sq ft / 135.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nāchecom 2024. Produced for Barnard Marcus. REF: 1209613



welcome to

Curzon Road, London

- Well presented, Mid-terraced family house
- Moments away award-winning high street, 'Pitshanger Village' with local amenities
- Three double bedrooms & two bathrooms + extra WC
- Two reception/dining room
- Extended, modern kitchen & breakfast room

Tenure: Freehold EPC Rating: D

Guide price £970,000

This family house situated on Curzon Road, offering three double bedrooms, three bathrooms, two receptions and is within a short walk to a variety of local schools and amenities. Please call the Ealing branch today for more information & to arrange a viewing!



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109240



Property Ref:
EAL109240 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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