



Woodfield Avenue, W5

GARDINER
RESIDENTIAL

Woodfield Avenue, W5

* 4 Bedrooms * Double Reception Room * Kitchen/Dining Room *
* Guest WC * Family Bathroom * West Facing Garden *

Price: £1,225,000

Freehold



A beautiful mid-terrace house with wonderful west facing garden which is located in the sought-after Brentham Garden Estate close to good schools and the shops and restaurants on Pitshanger Lane.

The property comprises entrance hall, double reception room with wood floors, feature fireplace and door leading to garden. Downstairs cloakroom, open-plan kitchen/dining room with French doors opening to the garden.

The first floor consists of lovely and bright master bedroom, two double bedrooms and a family bathroom with separate shower. The top floor comprises further double bedroom and under eaves storage.

To the rear of the property is an easy to maintain west facing garden with patio area, shed and secure rear access from the street.

The property is well presented throughout, and internal viewing is highly recommended.



The property is moments from the popular schools of St Gregory's, Montpelier and North Ealing Primary Schools as well as the highly regarded private schools of St Benedict's, Notting Hill and St Augustine's.

The Brentham Club and both Pitshanger and Montpelier Parks are also nearby.

Price: £1,225,000

Freehold

Council Tax Band: F

London Borough Of Ealing

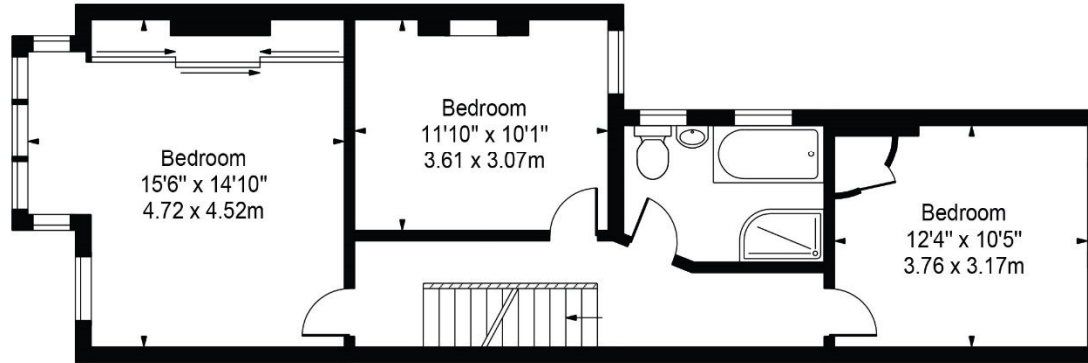


Woodfield Avenue

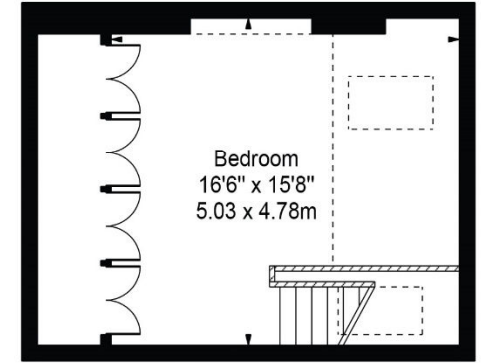
Approx. Gross Internal Area 1586 Sq Ft - 147.34 Sq M
(Including Restricted Height Area & Excluding Shed)

Approx. Gross Internal Area 1510 Sq Ft - 140.28 Sq M
(Excluding Restricted Height Area & Shed)

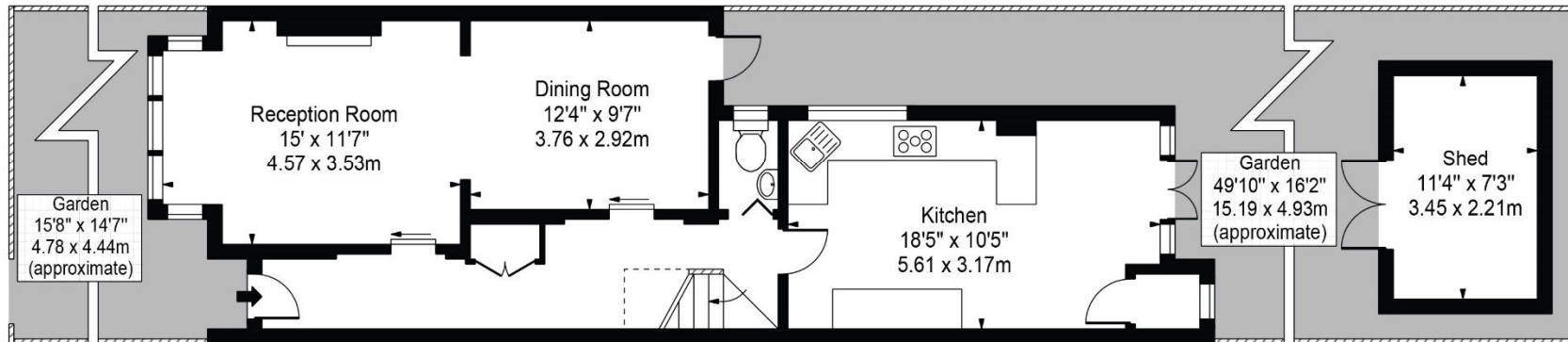
Approx. Gross Internal Area Of Shed 82 Sq Ft - 7.62 Sq M



First Floor



Second Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

G852 Printed by Ravensworth 01670 713330