



Queens Gardens, W5

**GARDINER**  
RESIDENTIAL



## Queens Gardens, W5

- \* 5 Bedrooms \* 3 Reception Rooms \* Eat-in-Kitchen \* Cloakroom \*
- \* En-Suite Bathroom \* Family Bathroom \* Separate WC \* Utility Room
- \* South-Facing Garden \* Off Street Parking \*

Offers in Excess of: £2,000,000 Freehold



A stunning five-bedroom detached family home which is located in one of Ealing's premier roads, This wonderful home is in the heart of Pitshanger which has a village-like atmosphere and it is indeed rare to find a detached house in the area. This beautiful family home is arranged over three floors and comprises beautiful large entrance hall, double reception room with feature fireplaces, second reception room with bi-fold doors to garden, large eat-in-kitchen, utility room and downstairs WC. The first floor has the master bedroom with dressing room, en suite bathroom and a terrace. There are four additional bedrooms, a family bathroom and a further separate loo.





To the rear of the property is a mature sunny south facing garden whilst to the front is a landscaped garden with off street parking. The property is very well located for the nearby excellent schools.

Offers in Excess of: £2,000,000  
Freehold





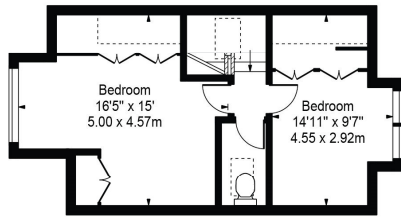
# Queens Gardens

Approx. Total Internal Area 2505 Sq Ft - 232.72 Sq M

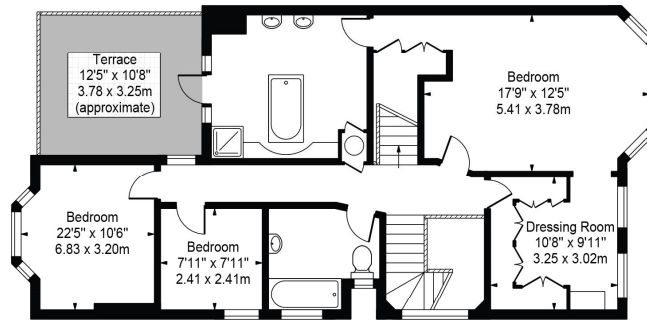
(Including Restricted Height Area)

Approx. Gross Internal Area 2471 Sq Ft - 229.56 Sq M

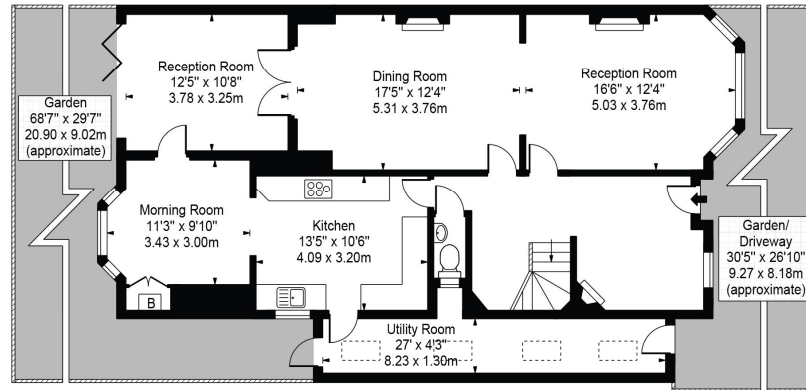
(Excluding Restricted Height Area)



Second Floor



First 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.

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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Measurements Not to Scale

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.

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