



Park Road, W7

**GARDINER**  
RESIDENTIAL



## Park Place, W7

\* 5 Bedrooms \* Reception Room \* Kitchen/Family/Dining Room \*  
\* Bathroom \* Shower Room \* Beautiful Large Garden \*

Price: £1,195,000

Freehold



A beautifully presented family home which has been extended to include 5 bedrooms and a stunning secluded garden with access from the front of the property.

The property is entered via large double doors into the entrance hall with black & white mosaic tiled floor, to the front of the property is the reception room with wood floor and feature fireplace which opens out on to the kitchen family room with further sitting area, dining area and contemporary open-plan kitchen with a centre island.

The first floor comprises master bedroom with wood floors and fitted wardrobes, three further bedrooms and a modern family bathroom. The top floor consists of a further double bedroom with eaves storage and a separate shower room.

To the rear of the property is a stunning secluded garden with mature shrubs and trees, patio area





The property is immaculately presented throughout with excellent quality finish, bespoke shelving and storage and double-glazed sash windows.

Park Road is well located for the transport links of Drayton Green and also moments from both West Ealing and Hanwell Stations which offer mainline rail services and the fantastic new Elizabeth Line.

Price: £1,195,000



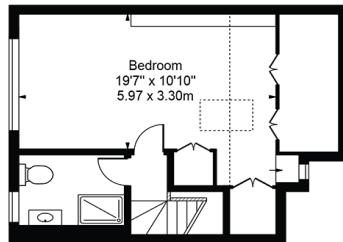


## Park Road

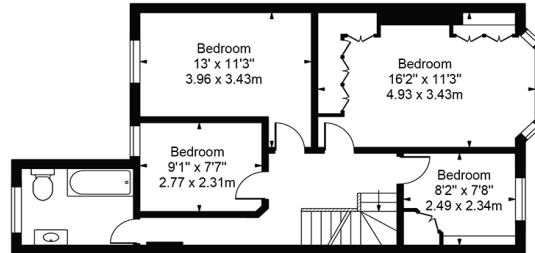
Approx. Gross Internal Area 1738 Sq Ft - 161.47 Sq M  
(Including Restricted Height Area & Excluding Shed)

Approx. Gross Internal Area 1618 Sq Ft - 150.32 Sq M  
(Excluding Restricted Height Area & Shed)

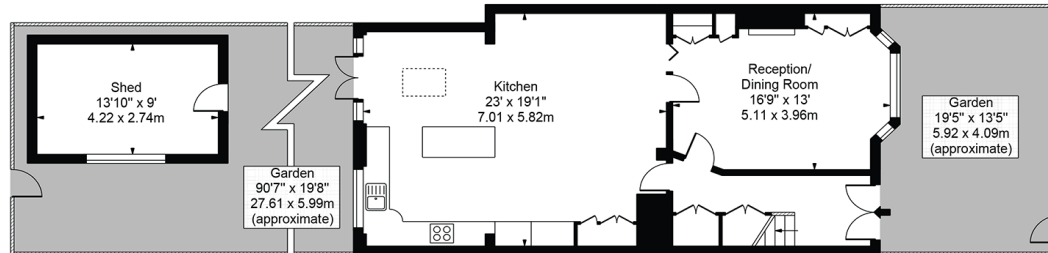
Approx. Gross Internal Area Of Shed 124 Sq Ft - 11.56 Sq M



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.

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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