

Leslie & Co.

CURZON HOUSE, EALING, LONDON, W5

Guide Price: **£500,000**

SCAN ME

Leslie & Co













## About the property

What the owners love:

What we appreciate most about the property is its location and the surrounding neighborhood. The area maintains a distinct village vibe, giving it a great local character. Additionally, it sits within an excellent school catchment area, which has always been a major practical benefit of the property.

Why we would buy this home:

Extending to over 800 sq ft, this fantastic three-bedroom ground floor apartment offers an impressive footprint rarely found in similar properties. The well-balanced layout provides bright, welcoming living spaces alongside three comfortable bedrooms, making it an ideal home for growing families, downsizers seeking single-level convenience, or professionals needing dedicated work-from-home space. Adding to its standout interior proportions, the property benefits from an allocated off-street parking space.

## Key features

- Fantastic ground floor three-bed apartment
- Secure with deposit or reservation agreement
- Excellent footprint (over 800 sq ft)
- Buyer information pack available
- Off-street parking space
- Wonderful location close to Pitshanger Village
- Excellent schools and lovely parks nearby
- Lovely communal garden
- Exceptional transport links

## Material information

- Tenure - Share of Freehold
- Council Tax Amount - £2185.00 (Band D)
- Guide Price - **£500,000**
- Lease Start Date - 24/06/1999
- Lease Duration - 125 years
- Lease Years Remaining - 97 years
- Service Charge - £1800.00 yearly



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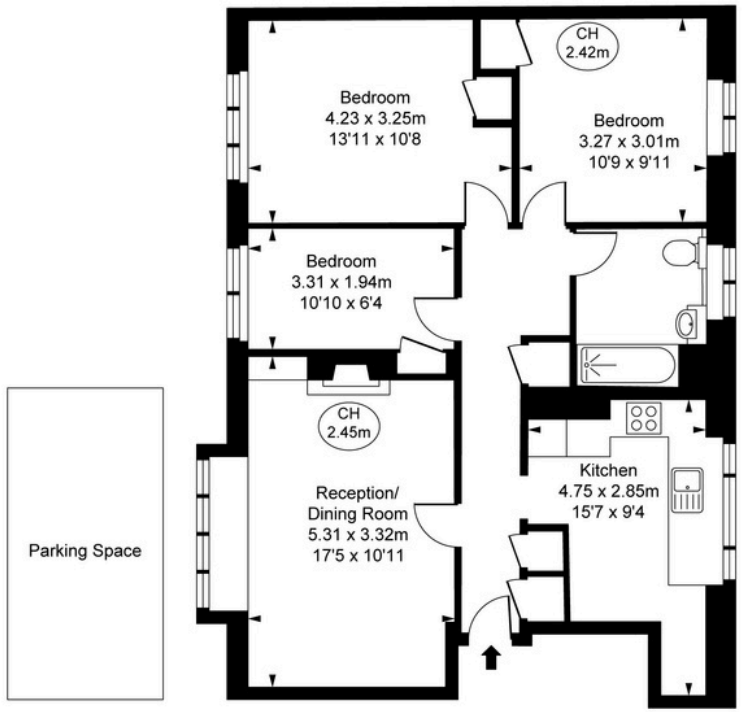
Curzon House,
Castlebar Park, W5
Approximate Gross Internal Area
75.51 sq m / 813 sq ft
( CH = Ceiling Heights )




Ground Floor

PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

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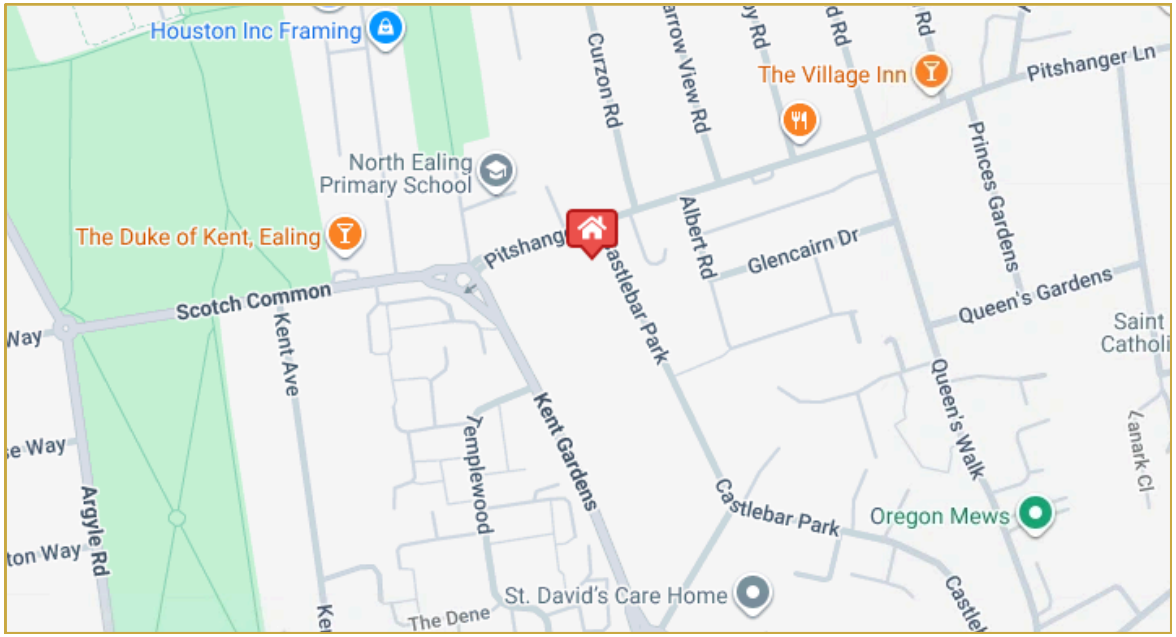


## Key Facts for Buyers

## Buyer Information Pack