



**Kenmure Mansions, Pitshanger Lane, London, W5 1RJ**

## **Welcome to Kenmure Mansions, Pitshanger Lane, London**

An immaculate, well presented, first floor flat situated in an Edwardian building nestled the heart of Pitshanger Village offering space and the perfect location for the local amenities, cafes and a variety of sought after schools. The property offers a bright & airy reception/dining room with a feature fireplace, a main double bedroom with useful large built-in wardrobes, a second double bedroom, a third bedroom which could also be used as a home office, a family bathroom and a stylish kitchen with ample cupboards, integrated appliances and access to the private rear balcony. Other benefits include large well-maintained sash windows throughout the flat which in turn creates an abundance of natural lighting, circa 145 years remaining on the lease and no onward chain.

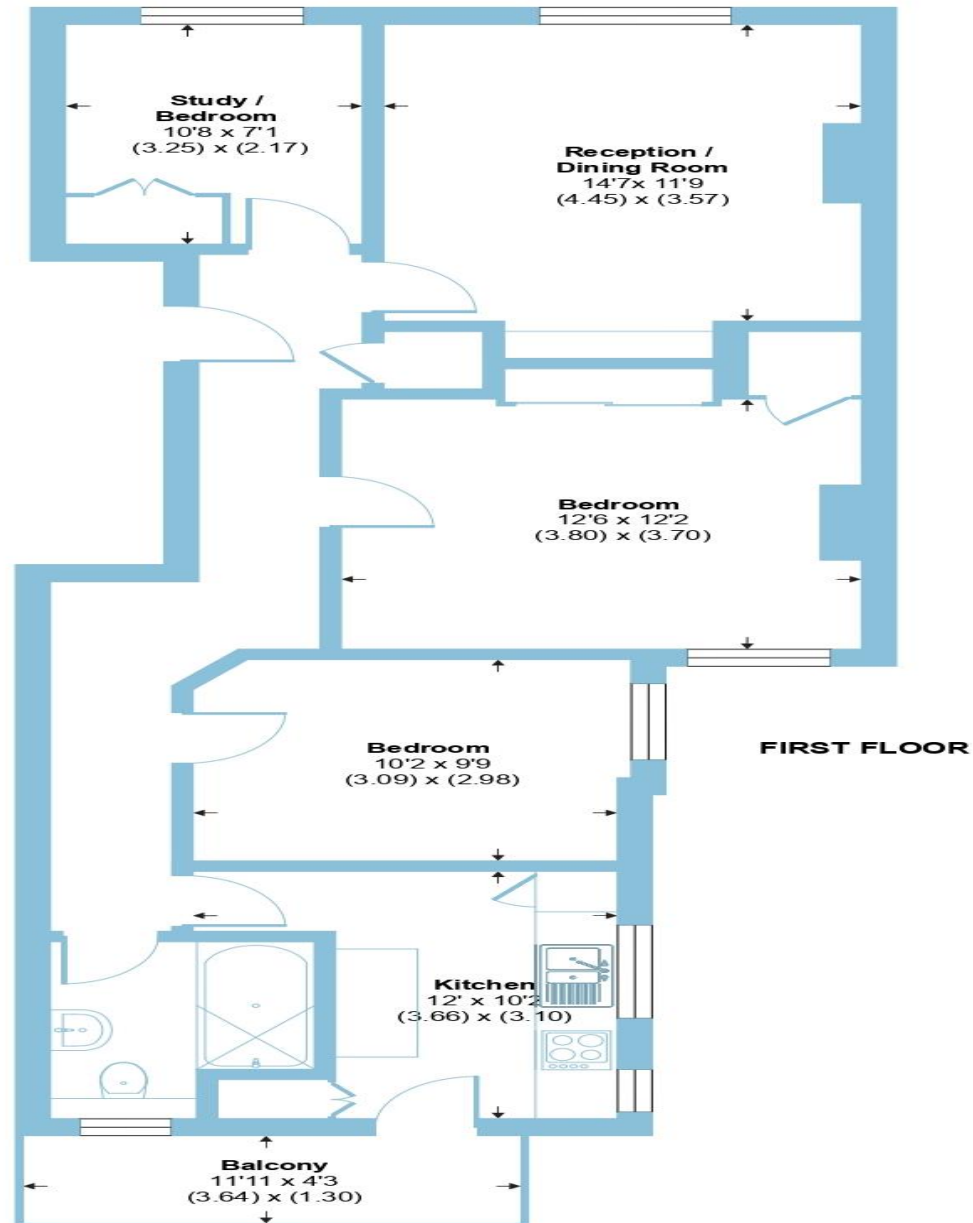
The property has a good selection of bus connections and is perfectly placed for the local amenities of the Pitshanger Lane Village which includes local independent shops, cafes, and restaurants. Ealing Broadway is easily accessible offering the popular retail shopping centre, with an abundance of restaurants, bars, cafes, and the tube/ train station (Central line, District line & Elizabeth line) as well as a variety of green open spaces and highly sought after state and private schools.



# Pitshanger Lane, London, England, London , W5

Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



## Welcome to

### Kenmure Mansions Pitshanger Lane, London

- Three-bedroom first floor flat, nestled in the Pitshanger Village
- Immaculate internal condition throughout
- Large front living room + separate stylish, modern kitchen
- Circa 840 sq.ft
- Private rear balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## Guide price **£495,000**

This delightful, first floor naturally bright three-bedroom flat, offering circa 840 sq.ft, a private balcony and no onward chain. Please call the Ealing branch today for more information and to arrange a viewing!



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL109636](https://barnardmarcus.co.uk/Property/EAL109636)



Property Ref:  
EAL109636 - 0002

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.



barnard marcus



**020 8579 5050**



[ealing@barnardmarcus.co.uk](mailto:ealing@barnardmarcus.co.uk)



55 The Mall, Ealing, LONDON, W5 3TA



[barnardmarcus.co.uk](https://barnardmarcus.co.uk)