

19 Greenford Avenue, Hanwell, London, W7 1LD
020 8567 3219



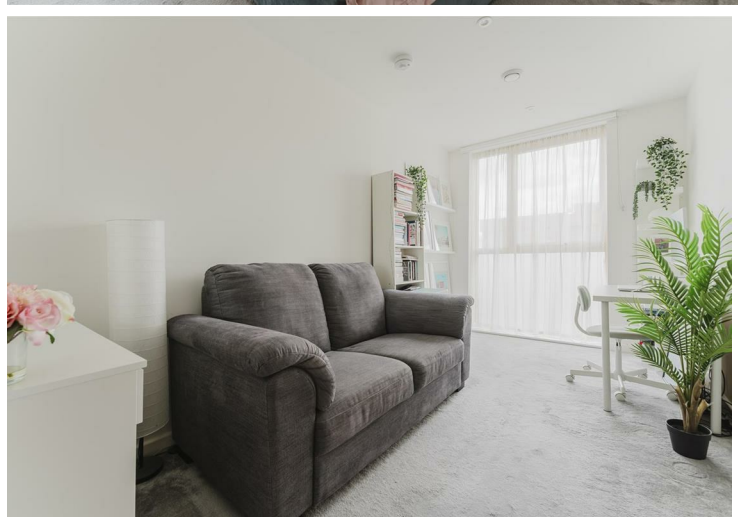
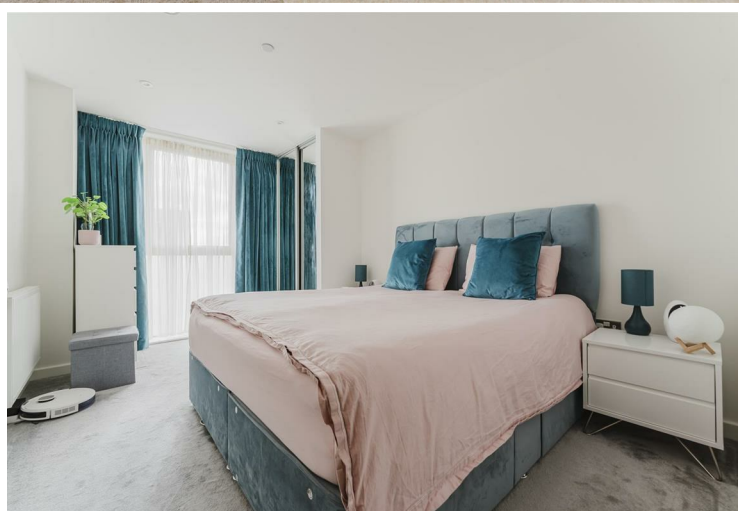
Leasehold / Apartment

49, Ipswich Court

£440,000

Superbly presented, in 'as new' condition, this exceptionally bright and spacious top floor apartment is located within this recently built development, served by a lift and benefiting from wonderful panoramic views from a large private balcony. Close to both Scotch Common parkland and Pitshanger Lane and moments from rail connections to the Elizabeth line via Castlebar Park station.

- Stunning 'as new' top floor Penthouse apartment
- Bright, spacious living area with well-equipped fitted kitchen/dining zone
- Hallway with excellent storage
- Two double bedrooms
- Bathroom with Grohe fittings and porcelain tiles
- Private balcony with skyline views
- Timber flooring in living areas and soft grey fitted carpets
- Secure building with video entry and lift service
- Close to Pitshanger Lane, parkland & Castlebar train station for Elizabeth line links
- Energy-efficient (EPC B rating)



Leasehold / Apartment

Ipswich Court, W7 1DX

£440,000

This exceptional two double bedroom penthouse apartment (7th floor, served by 2 lifts) offers a rare blend of refined design and natural light, perfectly positioned moments from Castle Bar Park Station. A large private balcony frames expansive views, while exquisite finishes throughout create a truly elevated living experience.

A sense of space and calm greets you the moment you enter. The light and spacious, open-plan living area and kitchen zones have been designed with both style and functionality in mind. Super Matt handle-less Graphite cabinetry pairs seamlessly with oak-effect worktops. A full suite of Zanussi integrated appliances (including a ceramic hob, oven, dishwasher, and fridge-freezer) complements subtle LED under-cabinet lighting, setting the stage for effortless everyday living and sophisticated entertaining.

The principal bedroom exudes understated luxury. Warm grey carpeting underfoot, bespoke mirrored wardrobes with LED lighting, and carefully positioned dimmable lighting create a serene retreat. The family bathroom features full-height porcelain tiling, Grohe chrome fixtures, a steel bath with a glass screen, and heated towel rails, bringing a spa-like elegance into the home. Every detail has been thoughtfully considered to deliver comfort without compromise. Beyond its interiors, the residence benefits from video entry security, lift access, and an excellent EPC Rating of B, ensuring both peace of mind and energy efficiency.

Located within easy reach of Pitshanger Lane's charming cafés and independent boutiques, along with wonderful green open spaces, this penthouse offers a sophisticated lifestyle in West London.

Situated in this high specification, recent development, an easy walk from Greenford Avenue, with regular bus services into Ealing town centre, various local shops and restaurants (including a convenience store literally next door) and moments from Castle Bar Park station - offering easy access to West Ealing and Ealing Broadway with its multiple rail links including the excellent Elizabeth Line station, for speedy access to The City and Heathrow. The area is also served by well-regarded local schools including Lycée Français Malraux and Mayfield primary, plus both Brentside Academy and Drayton Manor, secondary schools.

Green open spaces including Scotch Common, Pitshanger, Perivale and Brent Lodge (Bunny) Parks and golf courses are all close at hand. Central London and the West, are also easily accessible by road, via the A40/M40.

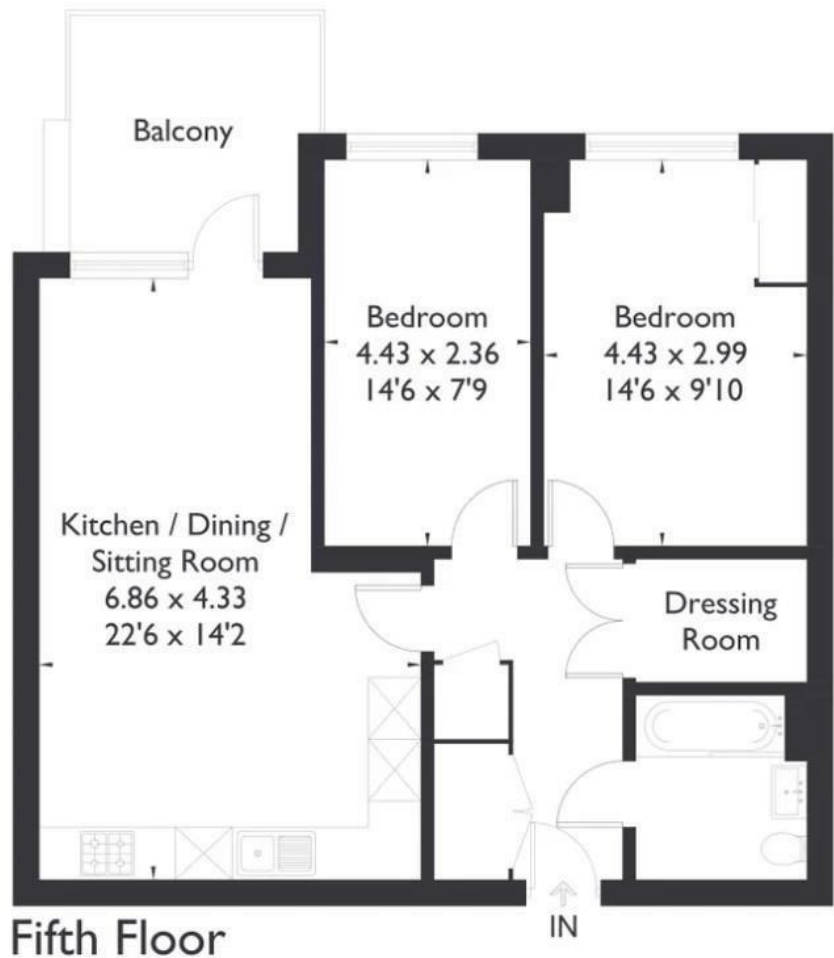


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Copley Close, W7

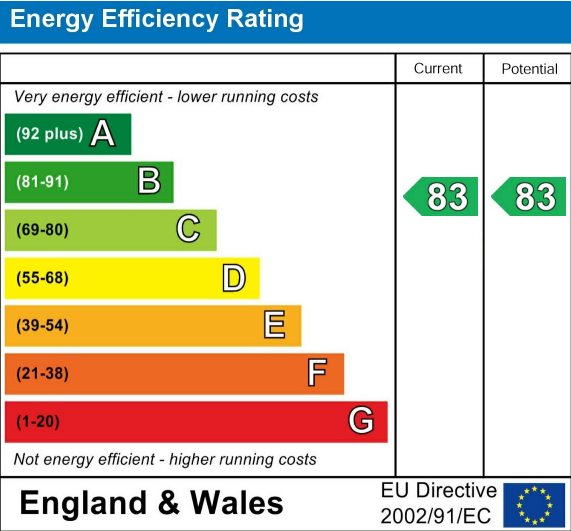
Approximate Floor Area = 67.5 sq m / 726 sq ft



Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.