



Woodville Gardens, W5

A beautiful two-bedroom conversion with spacious rooms and impressive ceiling heights, ideally positioned just moments from Ealing Town Centre in the heart of the Mount Park Conservation Area, directly opposite Ealing Cricket Ground and with access to a communal 100' garden.

The property features a stunning 22'4 x 16'1 reception room, offering excellent space for both living and dining, with a sleek, semi-open plan kitchen enhancing the modern feel. Large doors open out to the garden, allowing for an abundance of natural light.

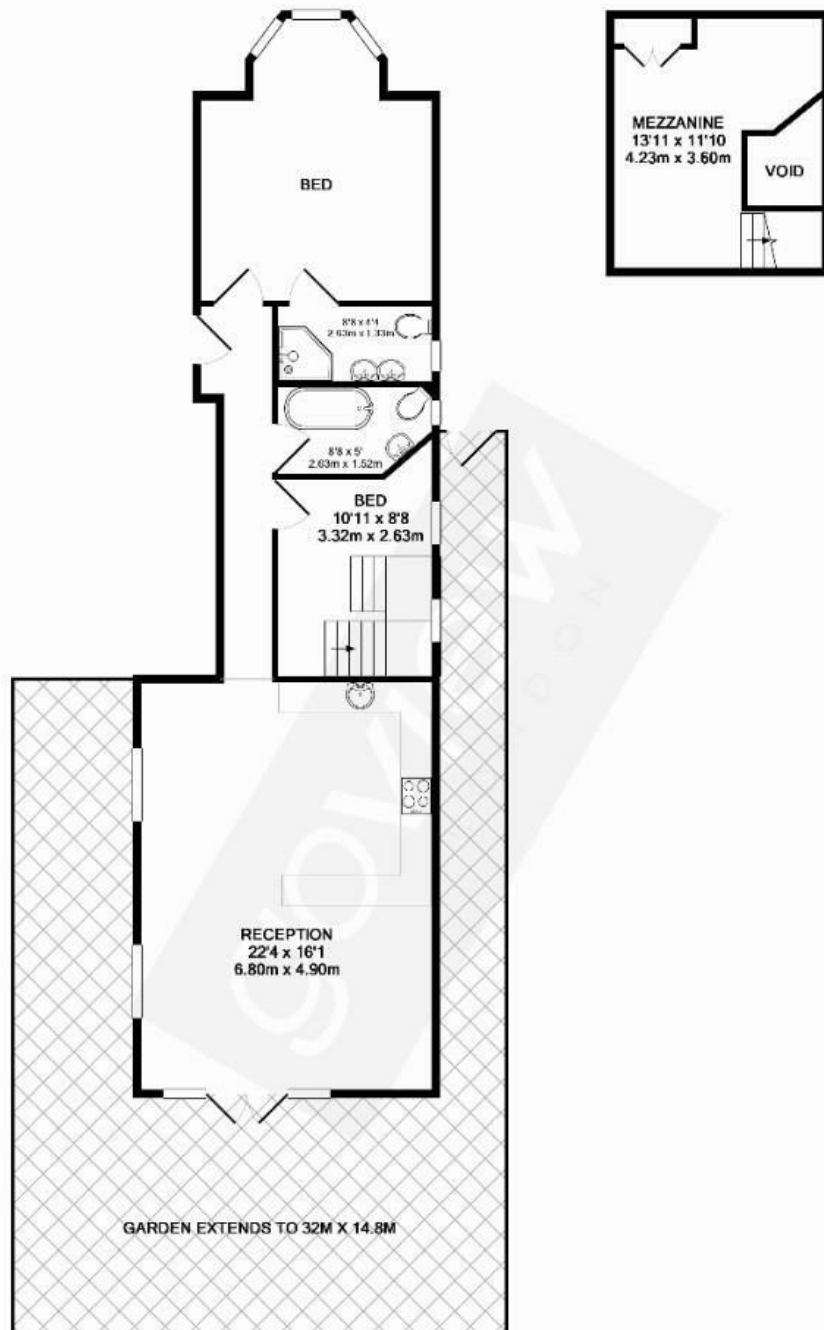
There are two bedrooms, including a generous principal bedroom, while the second bedroom is enhanced by a mezzanine level above. This versatile space makes excellent use of the ceiling height and can serve as a sleeping area, home office, or additional storage.

Each room is stylishly presented and thoughtfully modernised to create a beautiful living environment, ideal for both family life and entertaining. The property spans the entire length of an imposing Victorian building, with a large bay window to the front that perfectly captures the period charm found throughout.

Further benefits include a share of the freehold, off-street parking, and no onward chain.

- Two bedrooms
- Two bathrooms
- Share of freehold
- Direct access onto communal garden
- Excellent condition
- No Chain
- Ideally located
- Near beautiful green spaces
- Excellent local schooling options
- Off street parking

£625,000



Approximate Gross Internal Area
Ground Floor - 770 Sq Ft - 71.5 Sq M
Mezzanine - 161 Sq Ft - 14.9 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	74
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		