



Pinewood Grove, London, W5 2AG

Welcome to Pinewood Grove, London

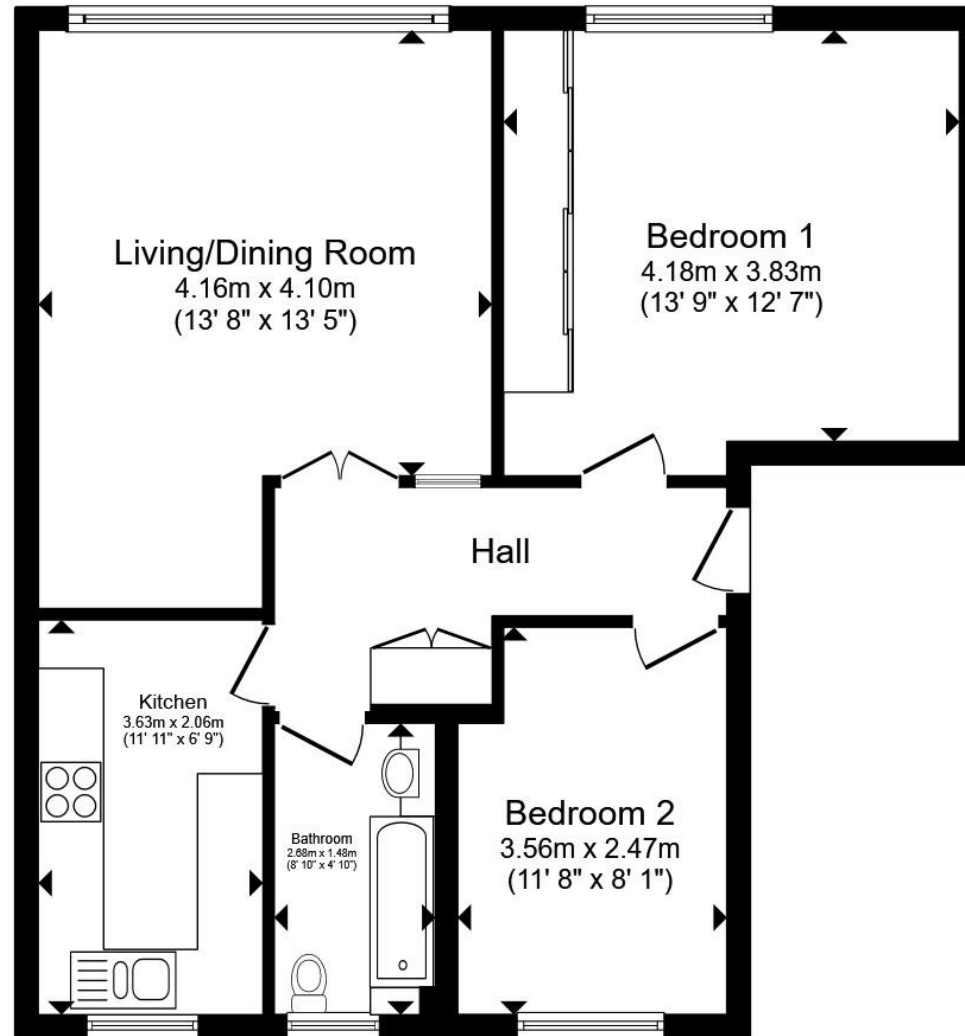
A well-proportioned and bright two-bedroom ground floor apartment, offering approximately 701 sq. ft. of versatile living space. The property features a generous reception and dining room with attractive wood flooring and ample space for both relaxing and entertaining, creating an excellent central hub for modern living.

The accommodation comprises two well-sized bedrooms, a family bathroom and a separate fitted kitchen with a range of wall and base units, generous worktop space, and plenty of storage. A welcoming entrance hall further enhances the sense of space and practicality, making this an ideal home for first-time buyers, downsizers, or investors alike. Further benefits include a share of freehold, a private garage and two additional parking spaces.

Situated within the popular Pinewood development, just off Castlebar Road, the property enjoys one of Ealing's most desirable residential locations. Residents benefit from easy access to Ealing Broadway and Castle Bar Park stations, excellent local schools, nearby green spaces including Walpole and Pitshanger Parks, and the wide selection of shops, cafés, restaurants, and amenities that make Ealing such a sought-after place to live. The combination of peaceful surroundings and excellent connectivity offers the best of suburban living with convenient access to Central London.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

Total floor area 65.2 m² (701 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Reception Room
- Separate Fitted Kitchen
- Garage and two additional parking spaces

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 1660.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This ground floor apartment in Pinewood Grove, is perfect for owner occupiers or investments with a variety of transport links nearby. The property offers two double bedrooms, no onward chain, a private garage and share of freehold.

guide price **£475,000**



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110043



Property Ref:
EAL110043 - 0005

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.

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