

Rolfe East



£500,000 **Castlebar Road, Ealing**

- First floor purpose built apartment
- Large 10'6 x 10'5 kitchen
- Garage in a block plus additional visitors parking available
- Short, level walk to Haven Green & Ealing Broadway station (Elizabeth Line, District, Central)
- Service charge: £97.00 per month (£1,164.00 per annum)
- Two well-proportioned bedrooms
- Contemporary fitted three-piece shower room
- Highly sought-after Castlebar Road address in premier Ealing location
- Strolling distance to the award-winning shops and cafes of Pitshanger Lane
- No ground rent

A two bedroom first floor purpose built flat on Castlebar Road, W5. Features a large 10'6 x 10'5 kitchen, contemporary shower room, garage in a block, and visitor parking. Perfectly positioned moments from Haven Green and Pitshanger Lane. Service charge £97 p/m, £0 ground rent.

Positioned on one of the area's most desirable tree-lined streets, this bright two bedroom first floor purpose built apartment offers a superb blend of comfort, style, and convenience. The accommodation comprises a light-filled living area, a surprisingly spacious 10'6 x 10'5 fitted kitchen with functional layout, two well-proportioned bedrooms, and a contemporary fitted three-piece shower room with sleek modern touches. Externally, the property benefits from an allocated garage in a block as well as further visitors parking within the grounds.



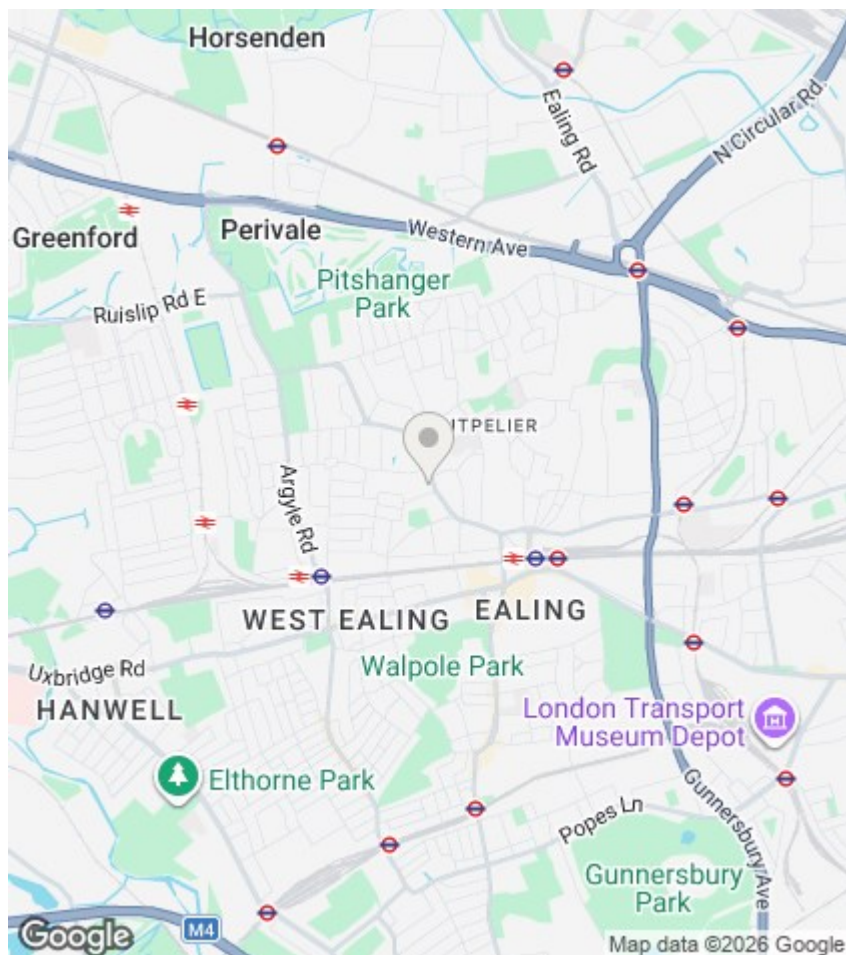


APPROX. GROSS INTERNAL FLOOR AREA: 625 SQ FT/ 58 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS COLOUR
ONE STOP SHOP FOR PROPERTY MARKETING



Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Situated along prestigious Castlebar Road, Hurley Court sits perfectly between two of Ealing's most cherished focal points. To the south lies Haven Green and Ealing Broadway, offering rapid transit via the Elizabeth, Central, and District lines alongside comprehensive retail and dining choices. To the north, the vibrant Pitshanger Lane presents a delightful village atmosphere, celebrated for its independent boutiques, artisan bakeries, traditional butchers, and local cafes, framed by the green open spaces of Pitshanger Park.

