

GLENFIELD ROAD, EALING



£695,000

Nestled in a desirable locale in Northfields, in the heart of Ealing, this stunning split-level maisonette boasts over 140 sqm of thoughtfully arranged living spaces, immaculately presented throughout and ideal for young families, couples and downsizers alike. A private entrance, hall, stairs and landing with abundant loft storage set the tone for the sense of space to come. The reception is bright and airy, enjoying superb natural light and especially memorable sunsets. The stylish kitchen is big enough to eat in, and then there are the three bedrooms and a contemporary family bathroom too. Outside, a pretty, south-westerly facing private garden is ideal for summer entertaining or simply relaxing after a busy day with a glass of wine. This exceptional maisonette represents a truly rare blend of space, serenity, and convenience, located close to Fielding & Ealing Fields schools and to transport, a local high street and sprawling parks.

TUFFIN & WREN

Independent Estate Agents



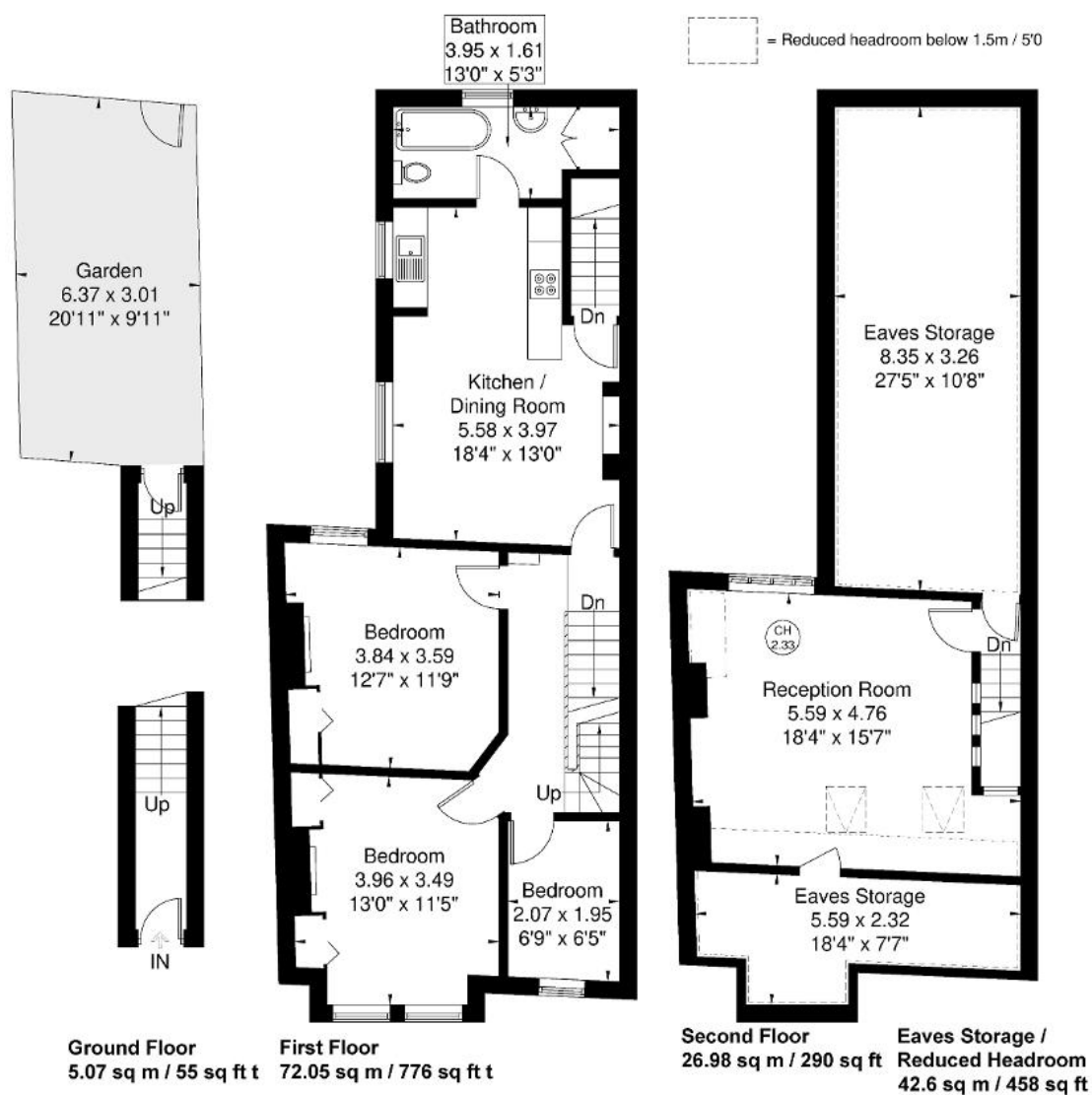
Further Information

For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Glenfield Road

Approximate Gross Internal Area = 104.10 sq m / 1121 sq ft
Eaves Storage / Reduced Headroom = 42.6 sq m / 458 sq ft
Total = 146.7 sq m / 1579 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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ADDITIONAL INFORMATION

What the Sellers love about the property... "We have such special memories of this purpose-built maisonette, as it was our very first home. From the moment we stepped inside, we were captivated by its huge space. It's the size of a small house. It's unique split-level, open-plan design is rich in character and period charm; tall ceilings, stripped wooden floorboards, original fireplaces, and exposed brickwork, all combine to create a truly distinctive and beautifully designed space.

The apartment is perfectly suited to both peaceful relaxation and entertaining. Natural light & colours pour in from every angle, creating a bright and uplifting atmosphere throughout the day. The generous proportions give it the feel of a house, with two large double bedrooms, a smaller guest room, and a spectacular, huge warehouse-style loft lounge offering an exceptional amount of storage space. The open-plan kitchen and dining area is ideal for hosting family and friends, while the three-bedroom layout means guests can comfortably stay overnight. And if, like me, you love a long bath, the modern bathroom, complete with a deep roll-top Victorian bath, feels like pure luxury.

The location is equally impressive. The Elizabeth Line is just a ten-minute walk away, offering a quick 15-minute journey into Central London, perfect for commuting, exploring the city, or heading out to Heathrow for travel escapes. The Piccadilly line is also within an eight-minute walk, offering easy access to many of the West End's most iconic destinations. Set within a thriving and welcoming community, the local high street is full of much-loved independent cafés, brewery pubs, restaurants, shops, and supermarkets, including Waitrose and Tesco, all conveniently close by.

Outside, the beautiful private south-west facing courtyard garden is the perfect spot for summer barbecues or unwinding at the end of the day with a glass of wine.

Green space is another wonderful highlight. Situated on a peaceful tree-lined street, the apartment is close to several parks, including Lammas Park and Walpole Park, and within walking distance of Ealing Broadway. From summer festivals and the local theatre to tennis courts, an outdoor gym, playgrounds, a croquet lawn, an art gallery, and a charming park café, there is always something happening. The friendly neighbours and strong sense of community give the area a warm, village-like atmosphere, making it a genuinely happy place to call home. Now, it's time for someone new to create their own special memories here..."

Lease Term: 999 years from 21 Feb 2011

Ground Rent: £0

Service Charges: £0 (save for any repair obligations detailed in the lease)

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.