



177B Pitshanger Lane

Ealing, London, W5 1RQ

£450,000 Share of Freehold



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£450,000



A spacious two bedroom first floor conversion flat moments from the heart of Pitshanger Village. The accommodation comprises an excellent sized lounge, well arranged fitted kitchen, two good sized bedrooms, one with ensuite shower room, and modern family bathroom. The property has gas fired central heating and uPVC double glazed windows with the opportunity to extend into the loft space (subject to planning permission). The property is offered with no onward chain. A new 999 year lease with share of freehold is to be granted.

ENTRANCE HALL

Staircase to:

FIRST FLOOR

Landing area, inset spotlights, uPVC double glazed window, radiator, wall mounted Potterton central heating boiler, access to loft

LOUNGE (front)

Square bay with double glazed windows, period style fireplace with wooden surround and tiled inset, coved ceiling, radiator

KITCHEN (front)

Single drainer stainless steel sink unit with mixer tap, range of fitted wall and floor units, decorative tiled splashbacks, built in four ring gas hob with fan assisted oven below and extractor fan above, plumbing for washing machine, plumbing for dishwasher,, space for fridge freezer, inset spotlights, coved ceiling, uPVC double glazed window, radiator, vinyl floor covering

BEDROOM 1 (rear)

uPVC double glazed window, coved ceiling, radiator, door to:

EN SUITE SHOWER ROOM

Shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin, low level w.c., inset spot lights, extractor fan, radiator, part tiled walls, vinyl floor covering, extractor fan

FAMILY BATHROOM

White suite comprising panelled bath with grab rails, chrome mixer tap with shower attachment, pedestal wash hand basin, low level w.c., inset spotlights, radiator, part tiled walls, extractor fan, wall mounted shaver point, vinyl floor covering

BEDROOM 2 (rear)

uPVC double glazed window, radiator

LEASE

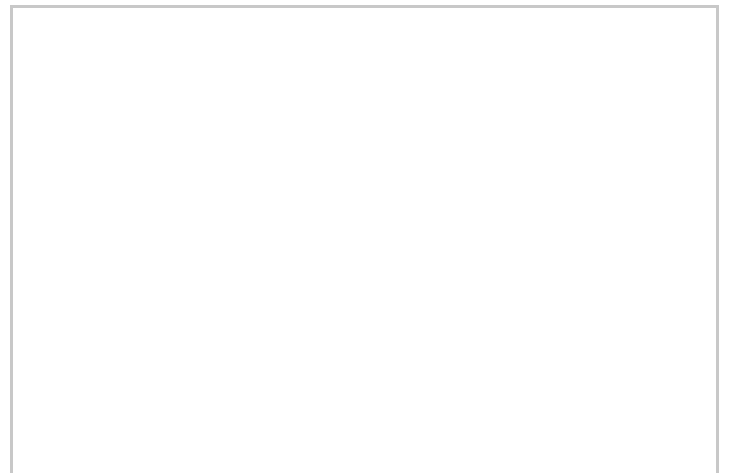
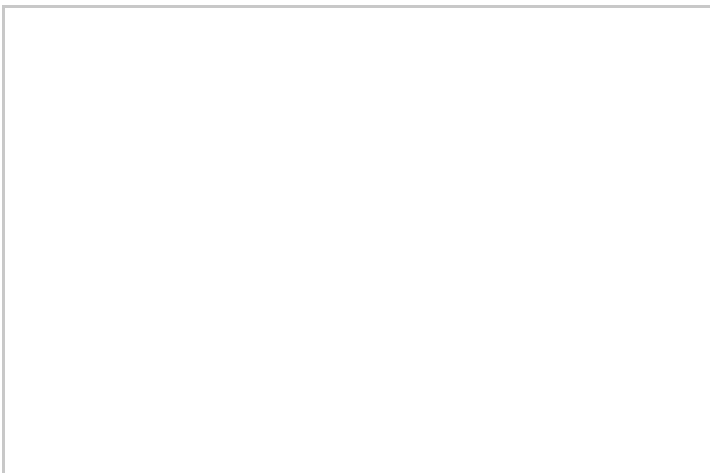
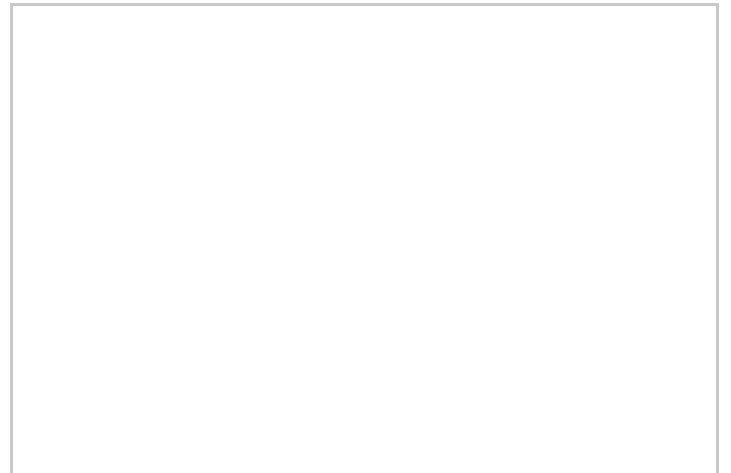
New lease to be granted for a term of 999 years with share of freehold

SERVICE CHARGE

50% of total cost (shared with ground floor flat)

COUNCIL TAX

Band C



Road Map



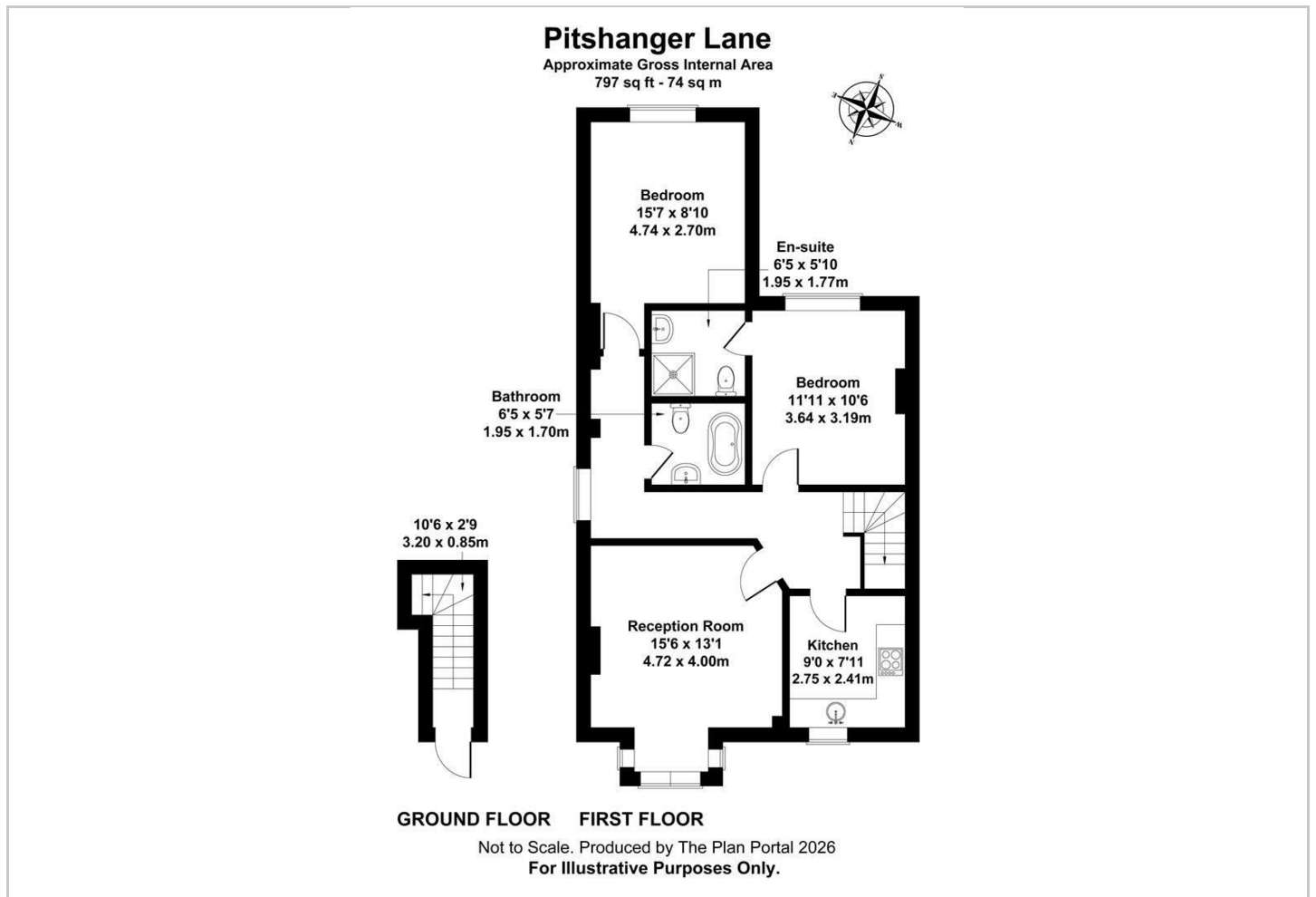
Hybrid Map



Terrain Map



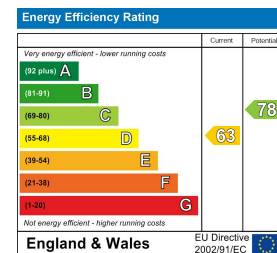
Floor Plan



Viewing

Please contact our Ealing Office on 020 8998 3333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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