



**PITSHANGER LANE  
W5**

.....  
**£750,000**

**Pitshanger**





# PITSHANGER LANE, W5

£750,000



20ft Reception Room



Open Plan Kitchen/  
Dining room



Three Bedrooms



Two Bathrooms



On Street Parking

An impressive interior designed three bedroom/two bathroom ground floor conversion flat with a lovely private 58ft x 25ft southerly aspect garden. In 2017 the property was renovated and extended to a high specification, the rear extension is a modern energy efficient SIPS panel construction. The property showcases a 20ft x 20ft reception room with designer open plan kitchen with central island, Bifold doors open out to the garden. The master bedroom is located to the front of the property, this generous double bedroom has a large bay window and en-suite shower room. The main bathroom is spacious and retains the original fireplace and brickwork, two further bedrooms and a useful utility room with side door access conclude the internal accommodation. Outside the south-facing suntrap garden has a large patio dining area with tiled bench ideal for alfresco dining There's also a raised deck area, lawn and private side gate access.

Located in the heart of Pitshanger Village, moments from the shops and brasseries on Pitshanger Lane that serve as the centre of activity in this community, you won't have to wander far to enjoy a coffee or to pick up some essentials. The beautiful wide open spaces of Pitshanger Park are close by, providing places for Sunday afternoon strolls or picnics. What we suspect will tempt parents most however, is that this home falls in the North Ealing School catchment area. On the far side of Pitshanger Park, the A40 can easily be accessed for routes via car in and out of London. The bus routes along Pitshanger Lane will bring you into Ealing Town Centre where Ealing Broadway Crossrail station offers District and Central line underground connections as well as overground links to Paddington and Heathrow.

EPC RATING: C

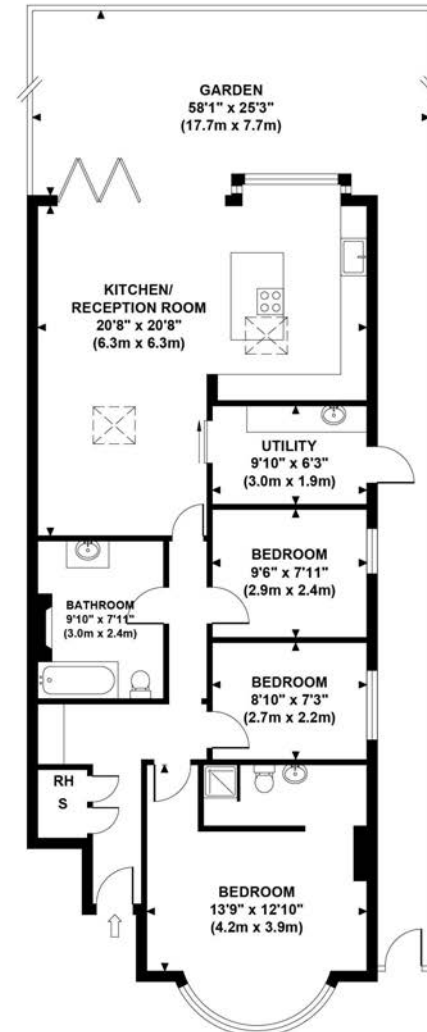
LOCAL AUTHORITY: Ealing

COUNCIL TAX BAND: C

LENGTH OF LEASE: 198 years from 25 March 1976

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**PITSHANGER LANE**  
Approximate Gross Internal Area  
975 sq ft / 90.60 sq m



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 975 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

GB PRO PHOTOS



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