



MOUNT PLEASANT ROAD, EALING, W5

Five Bedrooms • Two Bathrooms • Off Street Parking • Utility Room • Garage • Stylish Interiors

£1,425,000



Northfields

Mount Pleasant Road, Ealing, W5
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An impressive five bedroom halls adjoining semi-detached period home with enviable off street parking. This immaculate family home has been skillfully extended with loft and rear extensions and offers stylish interiors over three floors.

The ground floor offers an excellent sense of space. The beautiful hallway conceals discreet built in under stair storage and larder. The bright, front reception room oozes character with its striking oak parquet floor continued from the hallway, large bay window and fireplace.

The kitchen/dining room is flooded with lots of natural light from two large skylight windows, perfect for modern day family living and opens through double aspect bi folding doors leading out to a lovely rear garden with a raised timber decked area, ideal for hosting and entertaining, stepping down to a lawn with mature well stocked borders.

A useful garage/workshop/utility room, which also provides side access from front to rear, and a spacious cloakroom concludes the ground floor accommodation.

The garage room is tile floored and has heating so there is opportunity for this to be used also for additional living space if desired. (Subject to usual consents the kitchen offers scope to be enlarged further).

On the first floor there are two large double bedrooms, a single bedroom and spacious family bathroom showcasing a cast iron roll top bath and large walk in rainfall shower.





The second floor (loft conversion) accommodates two further double bedrooms and a shower room with overhead skylight providing an abundance of light. Ample eves storage can be found at the front of the house.

Both bathrooms and the entire kitchen/dining room benefit from underfloor heating and the property is fully alarmed.

Mount Pleasant Road is a pretty tree lined street, moments from the shops and brasseries in 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 catchment area for the outstanding Ofsted rated Montpelier primary school, and is also on the doorsteps of North Ealing Primary and St Gregory's schools. The property is well placed for prestigious private schools including St Benedict's and Notting Hill & Ealing High, St Augustine's Priory, Harvington and Durston House. The property also comes within proximity of Ada Lovelace High School.

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.



MOUNT PLEASANT ROAD

Approximate Gross Internal Area
1790 sq ft / 166.30 sq m



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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

EPC
D

TENURE
FREEHOLD

LOCAL AUTHORITY
London Borough of Ealing

COUNCIL TAX BAND
F

VIEWING
Strictly by appointment with Northfields – Pitshanger Office

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