



£750,000 Leasehold  
WOODFIELD ROAD, PITSHANGER, W5 1SH









**A SUPERB TWO-BEDROOM LUXURY DUPLEX APARTMENT IN THIS VERY POPULAR LOCATION.**

Conveniently placed close to the award-winning Pitshanger Village with its interesting and varied array of shops, restaurants and facilities. The vast open spaces of Pitshanger Park are a short stroll away. Well served by regular bus routes to Ealing Broadway Town Centre and Station - enjoying all the benefits of the Elizabeth, Central and District Lines. Well placed for a selection of good local schools.

This fabulous 1,400sqft apartment hewn from a former Edwardian residence offers spacious and contemporary living with an attractive private west facing courtyard. Boasting a superlative quality of finish, applying attention to detail and the very best of materials to create a very special space. Open plan bespoke 'Wilson Fink' kitchen with a full range of Siemens appliances. En suite bath / shower rooms and fittings come from Italy and Germany. Benefiting from Sky satellite system and underfloor heating to the lower ground floor. **MUST BE SEEN!**

Lease: New 125-year lease from 24.06.2024

Ground Rent: Nil

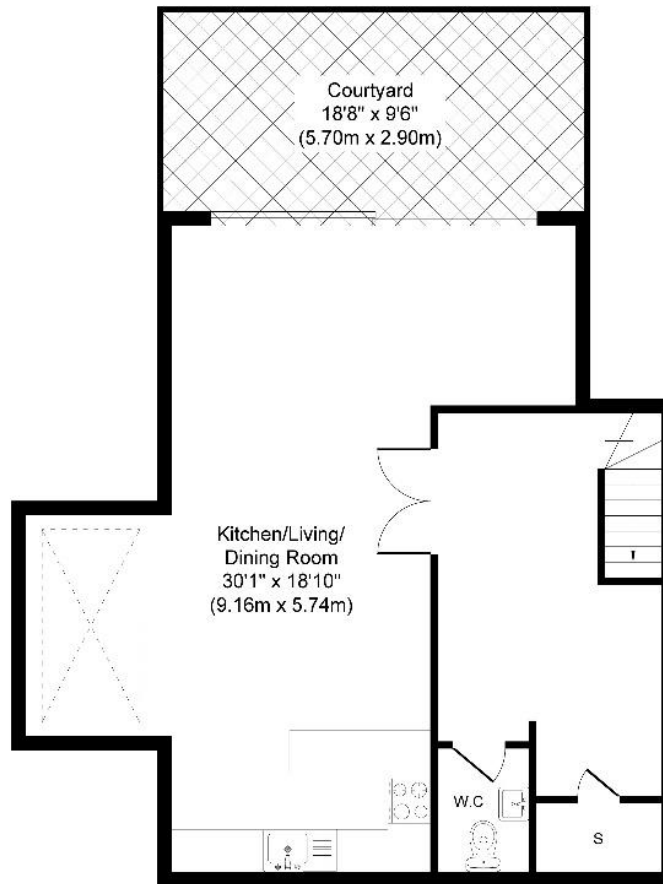
Service Charge: Approx £825.00p.a.

**COUNCIL TAX BAND: E**

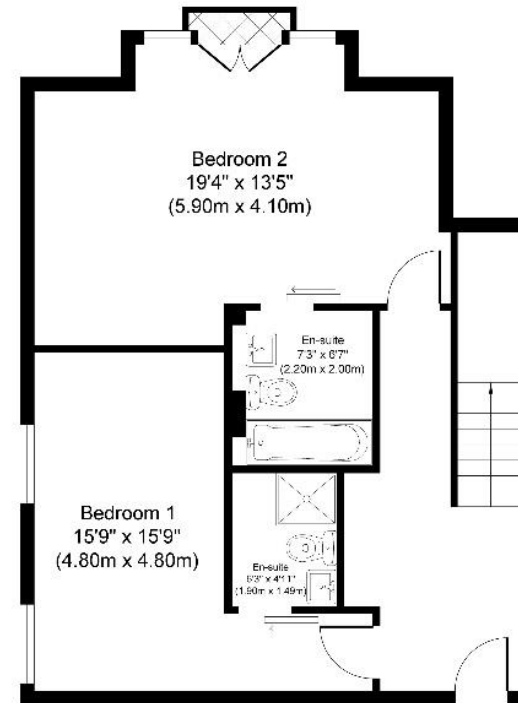
**EPC Rating: B**



 [www.sintonandrews.com](http://www.sintonandrews.com)  
020 8566 1990



**Basement Floor**  
 Approximate Floor Area  
 719.71 sq.ft  
 (66.87 sq.m)



**Ground Floor**  
 Approximate Floor Area  
 630.29 sq.ft  
 (58.55 sq.m)

**Approximate Gross Internal Floor Area 1350.00 sq. ft / 125.42 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 produced by jcphotographystudio.com

020 8566 1990

8 Spring Bridge Road, Ealing, London W5 2AA

SINTONANDREWS.COM

