



Castlebar Hill, Ealing, London W5 1TA Price £850,000 Share in Freehold

An attractive, well-presented 2 double bedroom first-floor apartment with lovely rear views over the large communal lawn garden, garage at the rear of the building and off-street parking in the main drive (on a first come first served basis).

The property offers plenty of storage and comprises entrance hall with wood floor, reception room with wood floor, display shelves and fireplace surround, modern fitted kitchen, cloakroom, 2 good sized double bedrooms and a shower room.

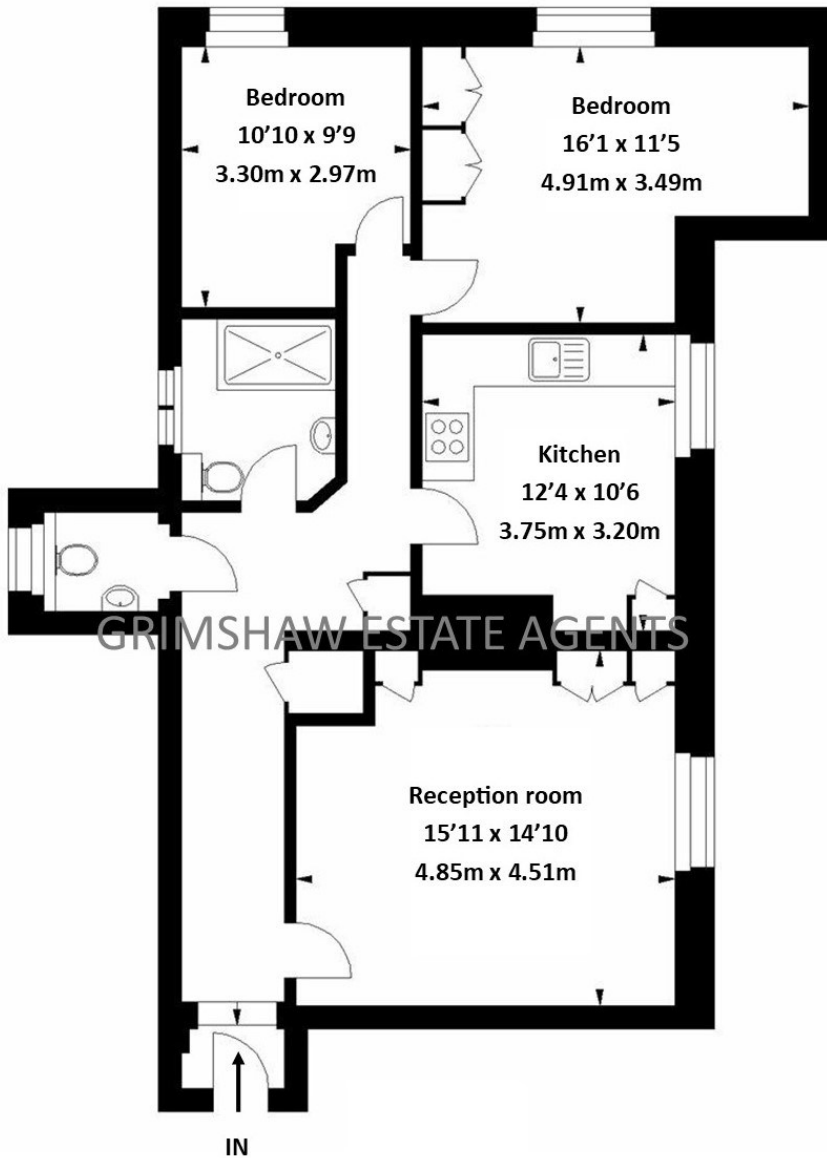
Very well placed for many local schools including Notting Hill & Ealing High, St Benedict's and North Ealing, Montpelier & St Gregory's Primaries.

Within walking distance to the lovely open spaces of Cleveland, Montpelier and Pitshanger Parks.

With access to **Ealing Broadway** station with Elizabeth Line connection & town centre, local shopping facilities, bars and restaurants in the award-winning Pitshanger Lane Village.

Road connections for A406 / North Circular Road, A4, A40 and M4 & M40 motorways.





GRIMSHAW ESTATE AGENTS

FIRST FLOOR

TOTAL APPROX. FLOOR AREA 82.9 sq m / 893 sq ft

Measurements are approximate. Not to scale. Illustrative purposes only.

We understand lease recently extended to 999 years and also 999 years lease for one of the garages at the rear of the building (subject to confirmation)

Service charge: £1,935.36 per annum (subject to confirmation)

Ground rent: none (subject to confirmation)

EPC Rating = D Council tax band = G (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

