



Woodfield Road, W5

£585,000 *Share of Freehold*



The property offers a fantastic balance of space and practicality, with generously sized rooms throughout. At the centre of the apartment is an impressive open-plan reception room and kitchen, providing a superb setting for everyday living, dining and entertaining. Both bedrooms are exceptionally well proportioned. The principal bedroom measures approximately 14'2" x 10'10", while the second bedroom is particularly impressive at approximately 16' x 14'1", offering excellent flexibility as a second double bedroom, guest room or home office. A well-sized bathroom and central entrance hall complete the accommodation.

KEY FEATURES

- Period building
- Share of Freehold
- Sought after location



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DESCRIPTION

Set within a period residential building, the property benefits from the character and appeal associated with this established part of Ealing, while the second-floor position provides a good degree of privacy. The building sits within a mature and highly sought-after residential setting, surrounded by attractive period homes and established streets.

The location is a major attraction. Woodfield Road is ideally positioned between Ealing Broadway and the popular Pitshanger Lane area, offering the best of both worlds: a peaceful residential environment with excellent amenities close by. Pitshanger Lane is well known for its independent shops, cafés, restaurants and village-style atmosphere, while nearby parks and open spaces provide excellent opportunities for leisure and recreation.

With its generous 793 sq ft of accommodation, two excellent bedrooms, impressive open-plan living space, period setting and share of freehold, this flat presents an exciting opportunity to acquire a spacious home in a highly desirable West London location.

LOCATION

For commuters, Ealing Broadway is within easy reach, providing access to the Elizabeth, Central and District lines, together with mainline services, making central London and beyond readily accessible.

The area is also particularly popular with families, with a good selection of well-regarded schools in the surrounding neighbourhood, while Pitshanger Park, Montpelier Park and local sports facilities are close by.





MATERIAL INFO

Tenure: Share of Freehold

Term: 976 years approx.

Service Charge: £168.48 per annum (subject to increase)

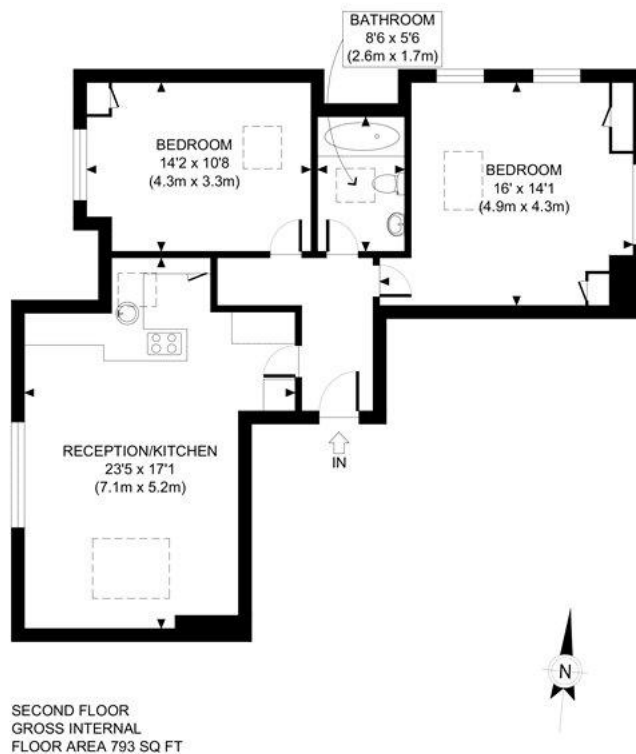
Ground Rent: Peppercorn

Council Tax Band: D

EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 793 SQ FT/ 74 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS LLP

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