



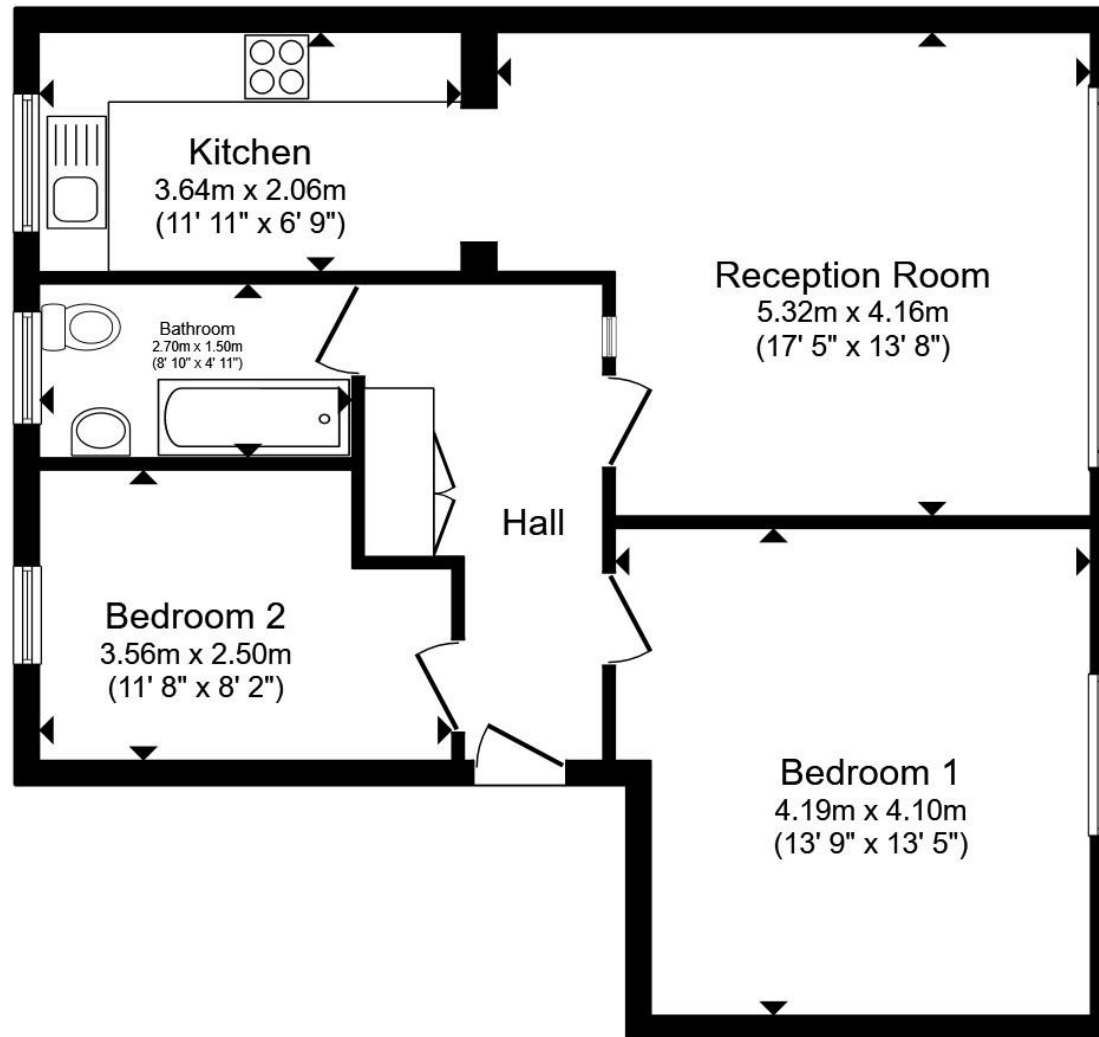
**Pinewood Grove, London, W5 2AG**

**Welcome to  
Pinewood Grove, London**

This second floor flat situated in a purpose-built building in the heart of Ealing Broadway. The property offers a bright & airy reception room with large windows, a separate modern kitchen & breakfast room, a main double bedroom with built in cupboard, a second double bedroom and a family bathroom. Other benefits include double glazing throughout, residents gardens, intercom, a private garage, a 900+ year lease and no onward chain.

The property is a short walk to a variety of transport facilities including a variety of bus stop links & Ealing Broadway station (Central line, District line, Great Western Rail & Elizabeth line), Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, the Filmworks picture house, a good selection of green open spaces and nearby parks which include Walpole Park and Hanger Hill Park & Golf course. The A40 and North Circular are also easily accessible.





## Second Floor

Total floor area 65.0 m<sup>2</sup> (700 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Pinewood Grove, London

- Second floor, purpose built flat in Ealing
- Two double bedrooms
- Generous reception room
- Private garage
- Residents garden & Intercom system

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 1660.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A well-presented flat, situated in Pinewood Grove in Ealing W5, offering two double bedrooms, a private garage, and no onward chain. Please call the Ealing branch today for more information and to arrange a viewing!

offers in excess of **£475,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EAL109590](https://www.barnardmarcus.co.uk/Property/EAL109590)



Property Ref:  
EAL109590 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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