



£899,950 Freehold  
HARROW VIEW ROAD, EALING, W5 1LZ









**A DELIGHTFUL FOUR-BEDROOM EDWARDIAN TOWN HOUSE IN THE HEART OF PITSHANGER VILLAGE.**

Ideally placed in this popular residential avenue just off the award winning Pitshanger Lane with its interesting array of shops, restaurants, and facilities. Pitshanger Park with its vast open spaces is also close by. The property has the added attraction of falling within the North Ealing School catchment area.

This most appealing family house has been well maintained and provides a comfortable - well-appointed home.

The property would now benefit from a refurbishment programme and there is an opportunity to extend the ground floor - subject to the usual planning consents. It offers: Spacious double reception. kitchen. Four bedrooms and two bath / shower rooms. Benefitting from a garden studio and front and rear mature gardens.

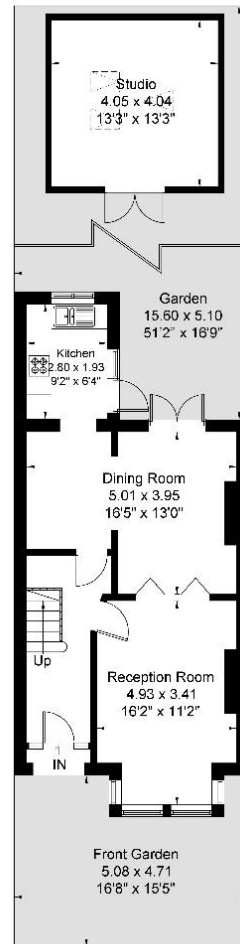
**COUNCIL TAX BAND: F**

**EPC Rating: E**



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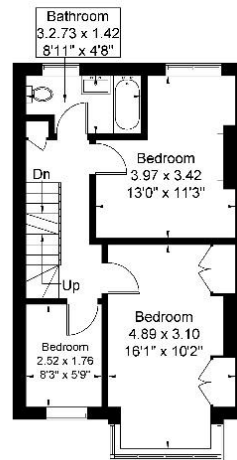
Ground Floor  
48.4 sq m / 521 sq ft  
Studio  
16.4 sq m / 176 sq ft

## Harrow View Road

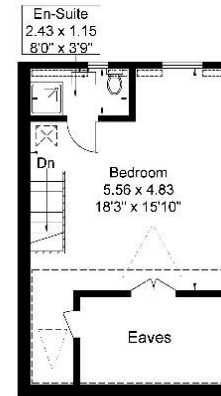
Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft  
 Reduced Headroom = 14.2 sq m / 153 sq ft  
 Studio = 16.4 sq m / 176 sq ft  
 Total = 136.4 sq m / 1468 sq ft



--- = Reduced headroom below 1.5m / 5'0"



First Floor  
43.2 sq m / 465 sq ft



Second Floor  
23.1 sq m / 248 sq ft  
 Reduced Headroom  
14.2 sq m / 153 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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