



£995,000 Freehold

LUDLOW ROAD, EALING, W5 1NX





## A CHARMING FOUR-BEDROOM HOUSE IN THE HEART OF THE BRENTHAM GARDEN ESTATE

Excellently placed in the peaceful heart of the historic Brentham Garden Suburb an area rightly deemed a conservation area of architectural merit. Pitshanger Village an award-winning high street is on the doorstep with its interesting local shops, restaurants, and amenities. The vast open spaces of Pitshanger Park are a short stroll away.

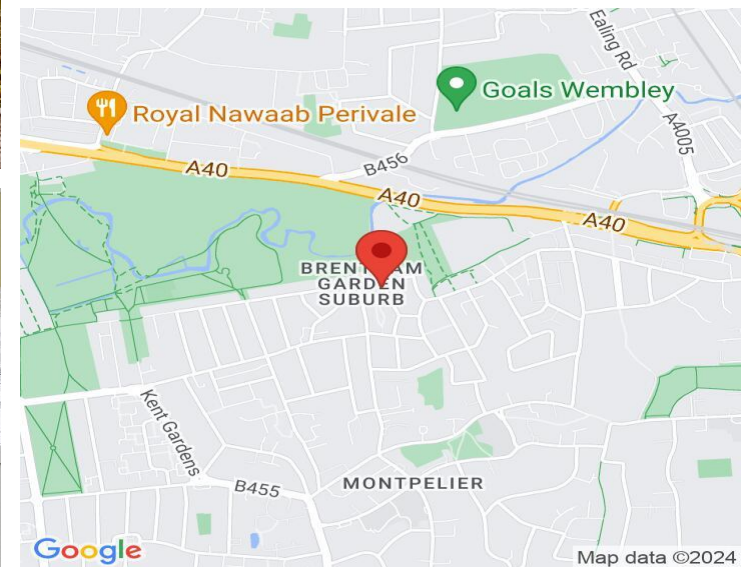
This attractive house occupies a large corner plot and was built in 1909. Sympathetically and tastefully restored and extended to provide a comfortable home retaining a wealth of original features and period charm. Surrounded by magnificent 'award winning' gardens backing onto the 'Village Green'.

N.B: The owners benefit from a Share of Freehold of Denison / Ludlow Green. Nominal service charge currently of £50 p.a.

The accommodation is described in more detail as: Attractive sitting room. Extended family kitchen / diner. Four bedrooms and two bath / shower rooms. Benefiting a versatile detached garage with office and utility area. Off street-parking. Newly installed double-glazed windows throughout.

**COUNCIL TAX BAND: F**

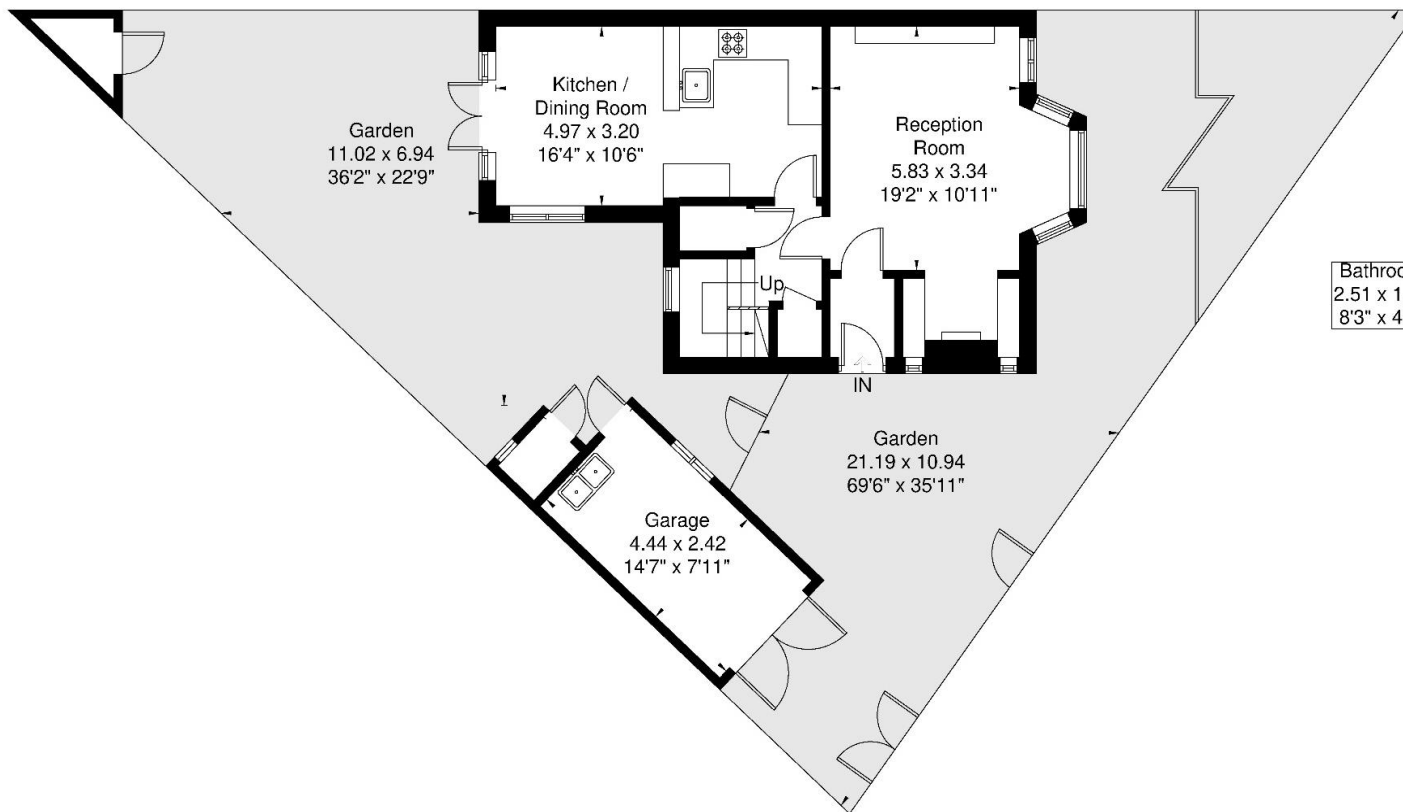
**EPC Rating: TBC**



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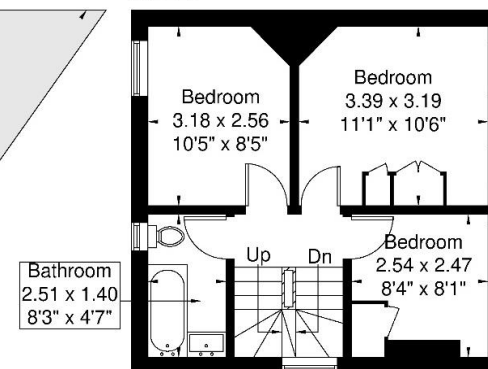
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Approximate Gross Internal Area = 100.4 sq m / 1079 sq ft  
 Eaves Storage / Reduced Headroom = 6.3 sq m / 67 sq ft  
 Garage = 11.9 sq m / 128 sq ft  
 Total = 118.6 sq m / 1274 sq ft

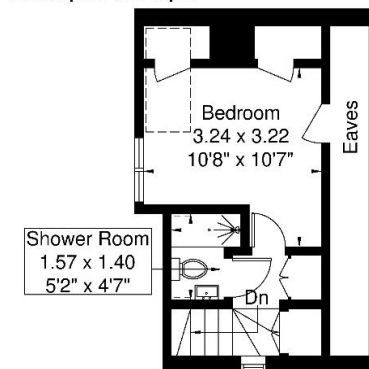


Ground Floor 48.3 sq m / 519 sq ft  
 Garage 11.9 sq m / 128 sq ft

= Reduced headroom below 1.5m / 5'0"



First Floor 35.9 sq m / 386 sq ft



Second Floor 16.2 sq m / 174 sq ft  
 Eaves Storage / Reduced Headroom 6.3 sq m / 67 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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