

Location:

Park Place is in an excellent location, only a short walk to Ealing Broadway and South Ealing tube station and shopping centre, yet only a 7 minute walk to the open spaces on Walpole Park.

Key points:

- Private Gated Development
- 3 Bedroom Detached House
- Electric Heating Throughout With Underfloor Heating
- Bosch Integrated Appliances
- Bike Storage
- 1,251 Sqft
- 2 Modern Bathrooms
- ICW 10 Year building Warranty
- EPC Rating C

Do Better:

Acton

sales@astonrowe.co.uk

57-59 Churchfield Road, Acton, London, W3 6AY

020 8992 3600

Aston Rowe



House Four

1251 sq ft (excluding terrace)
3 Bedrooms



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 77 | 77 |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 95 | 95 |
| | EU Directive 2002/91/EC | | |

Asking Price £1,250,000

Park Place, London W5 5NQ

- 1 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms



The current owner says:

The property is in a private gated development with off street parking and benefits from a 10 year ICW build warranty.

We are excited to introduce a newly constructed three-bedroom detached house, complete with a 10-Year ICW Build Warranty, located in an exclusive gated community in the desirable area of Olde Ealing.

Located in a quiet yet central pocket in Ealing, a stone's throw away from Ealing Broadway, this newly built house has been constructed to an exceptional standard. A bright, spacious and thoughtfully planned living area leads to a semi-open kitchen and dining area with direct access to a private south-facing courtyard. There are three double bedrooms, all with ample built in storage, one of which has an ensuite shower room. There is a further fully fitted bathroom as well as an additional downstairs WC. Further benefits include underfloor heating, Bosch integrated appliances, Carrera style marble worktops and engineered oak wooden flooring. Additionally there are wireless alarm and video entry systems, allocated off-street parking and bicycle and refuse areas. This secure gated development provides additional privacy, whilst enjoying the benefit of a 14 minute stroll to Ealing Broadway.

Park Place is nestled in a peaceful residential neighbourhood of Ealing, yet is conveniently close to transport links at both Ealing Broadway (serving Central, District, National Rail, and Elizabeth Line) and South Ealing (Piccadilly Line) stations. The vibrant shopping centre at Ealing Broadway, with its diverse selection of shops, cafes, pubs, and restaurants, is within easy reach, along with the lovely green spaces of Walpole Park and Ealing Common nearby.

What's better:

A wonderful three bedroom detached house in a private gated development in the heart of Ealing.

