Rolfe East









Blakesley Avenue, Ealing, W5 2DW

£775,000

- Generous Floor Area: Spanning 1,399 sq ft (130 sq m).
- Situated on one of Ealing's finest tree-lined avenues.
- Flowing living areas with high ceilings and expansive proportions.
- Quiet residential location set within a prestigious Conservation Area.
- Moments from local boutique shops, cafes, and Haven Green open spaces.
- Features 2 light-filled double bedrooms and 2 bathrooms.
- Short walking distance to Ealing Broadway station (Elizabeth, Central, District lines & National Rail).
- Sleek contemporary design equipped with quality integrated appliances.
- Lease terms, service charge, and ground rent are available upon request from the agent.
- Blends characterful period proportions with sleek modern touches throughout.

44 Pitshanger Lane, Ealing, W5 1QY
020 8567 2242

ealing@rolfe-east.com
https://www.rolfe-east.com/

An opportunity to acquire a substantial home of distinct quality in a location with standout convenience. Boasting 1,399 sq ft (130 sq m) of stylishly presented accommodation, this 2-bedroom, 2-bathroom residence showcases sleek designer interiors and a light-filled open-plan layout suited for modern executive living.

Situated in a peaceful leafy setting in Ealing W5, the property is ideally positioned to take advantage of Ealing's rich transport hub. Ealing Broadway station provides fast access to Bond Street and the City via the Elizabeth line. Historically known as the "Queen of the Suburbs," Ealing offers a rich tapestry of parks, heritage architecture, and thriving commercial centers, all within easy reach of your front door.

2 2 1 E

Council Tax Band: E







Blakesley Avenue, W5 2DW

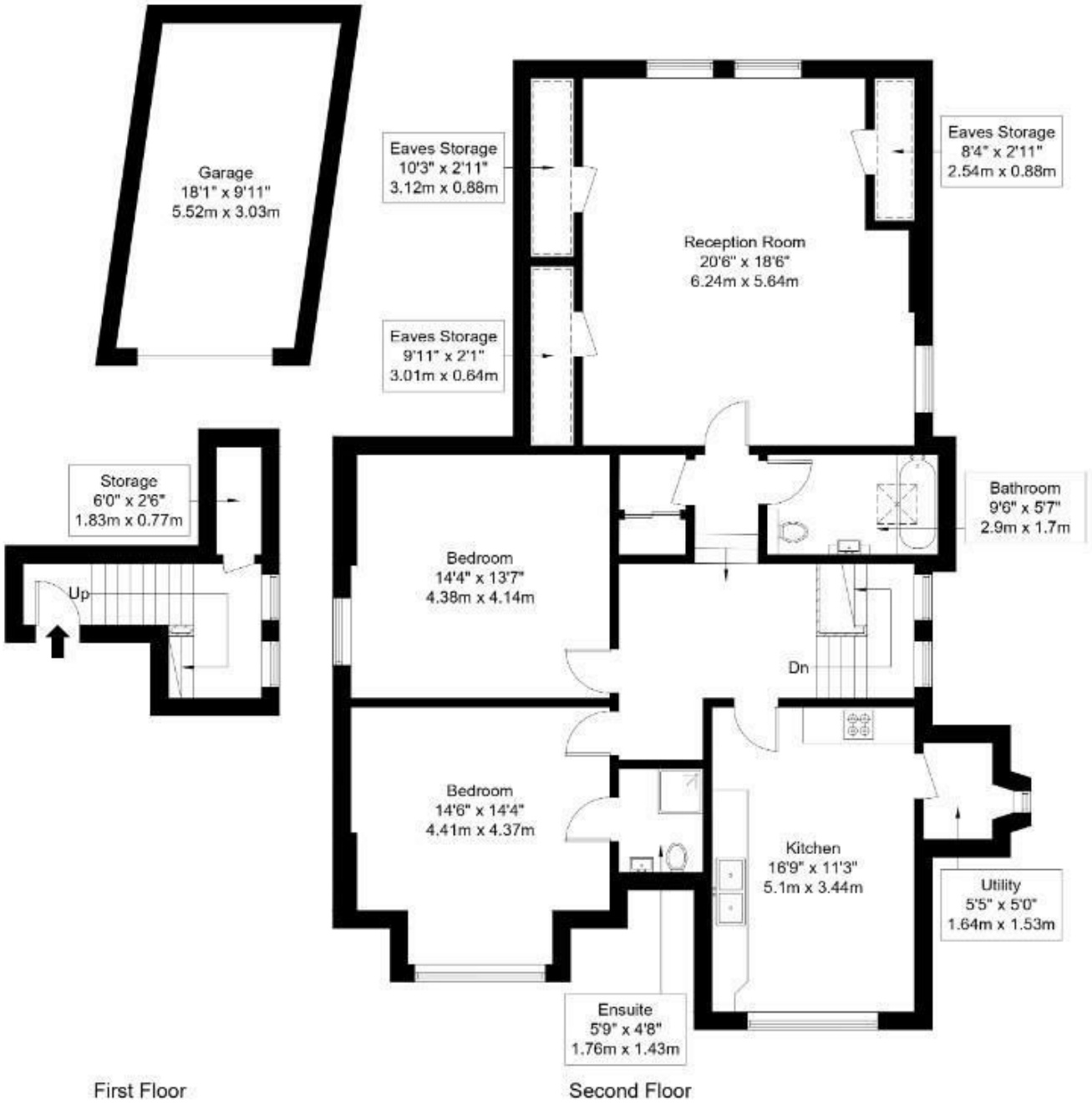
Approx Gross Internal Area = 125.8 sq m / 1354 sq ft

Restricted head height / Eaves Storage = 6.1 sq m / 66 sq ft

Garage = 16.7 sq m / 180 sq ft

Total = 148.6 sq m / 1600 sq ft

= Reduced headroom below 1.5m / 5'0

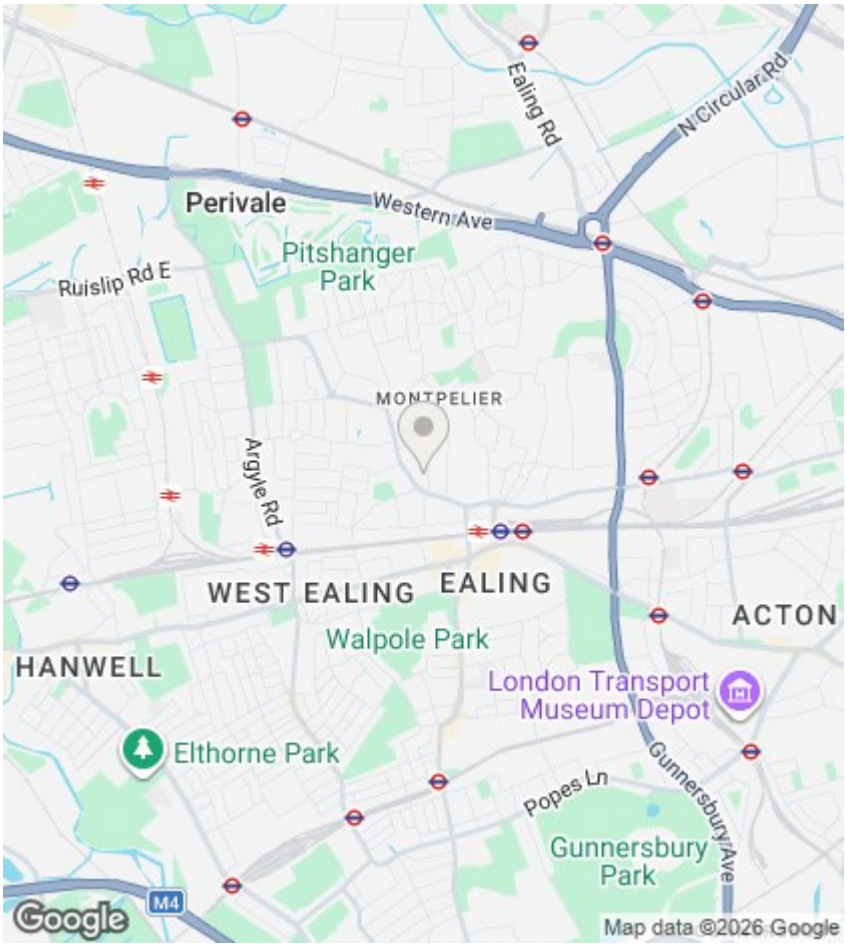


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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

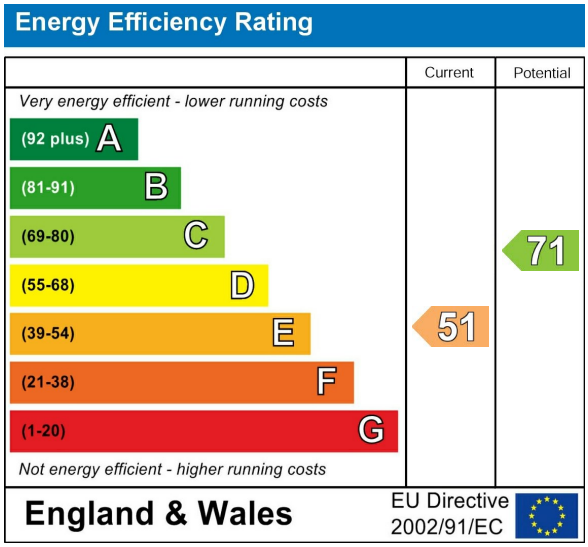
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Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

EPC Rating: E



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