Rolfe East









Eaton Rise, Ealing, W5 2HH

£525,000

- Two double bedroom ground floor flat
- Modern fitted kitchen
- Original parquet flooring to bedrooms and lounge
- Private garage in a block to rear of property
- Share of freehold with a New 999 year lease (in progress)
- 17ft Lounge
- Contemporary fitted bathhroom suite
- Recently redecorated
- Further communal off road parking
- Chain free

44 Pitshanger Lane, Ealing, W5 1QY
020 8567 2242
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https://www.rolfe-east.com/

A prime prospect for market newcomers, professionals, or downsizers, this beautifully refreshed ground-floor two-bedroom flat offers a seamless mix of low-maintenance modern living and standout location convenience. Tucked away on Eaton Rise, the home opens into an expansive 17ft living and dining room accented by attractive parquet flooring—a perfect canvas for relaxing and entertaining alike.

The interior layout has been meticulously updated with a fresh decorative palette, boasting a contemporary fitted kitchen with sleek units and an inviting three-piece bathroom suite. Both bedrooms are well-proportioned doubles featuring original parquet floors and quiet outlooks. The property comes complete with a brand new 999-year lease and a private garage in a block to the rear, ideal for vehicle parking or extra storage.

Situated just moments from the transport hubs of Ealing Broadway (offering rapid Elizabeth line, Central line, and National Rail services), as well as the independent boutiques and dining of Pitshanger Village and the green expanses of Haven Green and Montpelier Park, this turn-key apartment ticks every box for effortless West London living.

Service charge £2,800 (incl building insurance and all cleaning, maintenance, repairs and compliance)

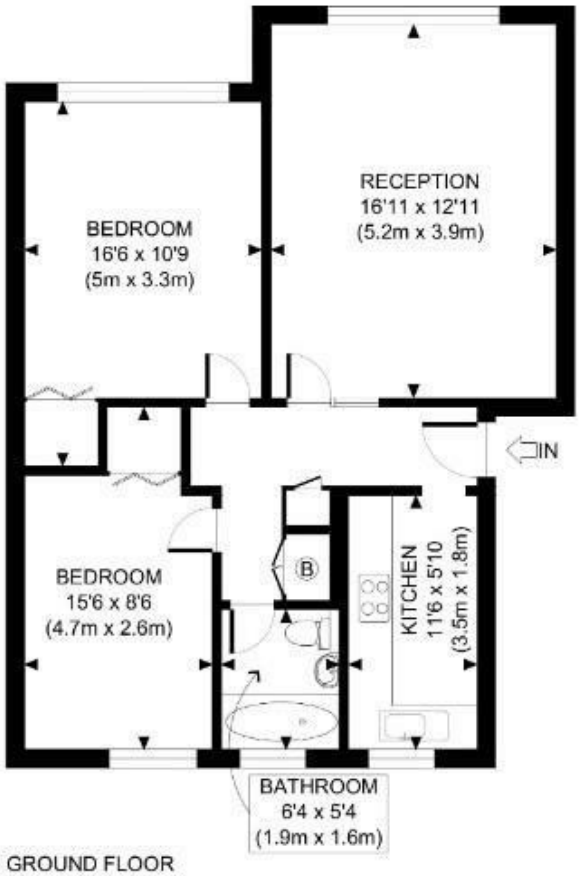
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Council Tax Band: E









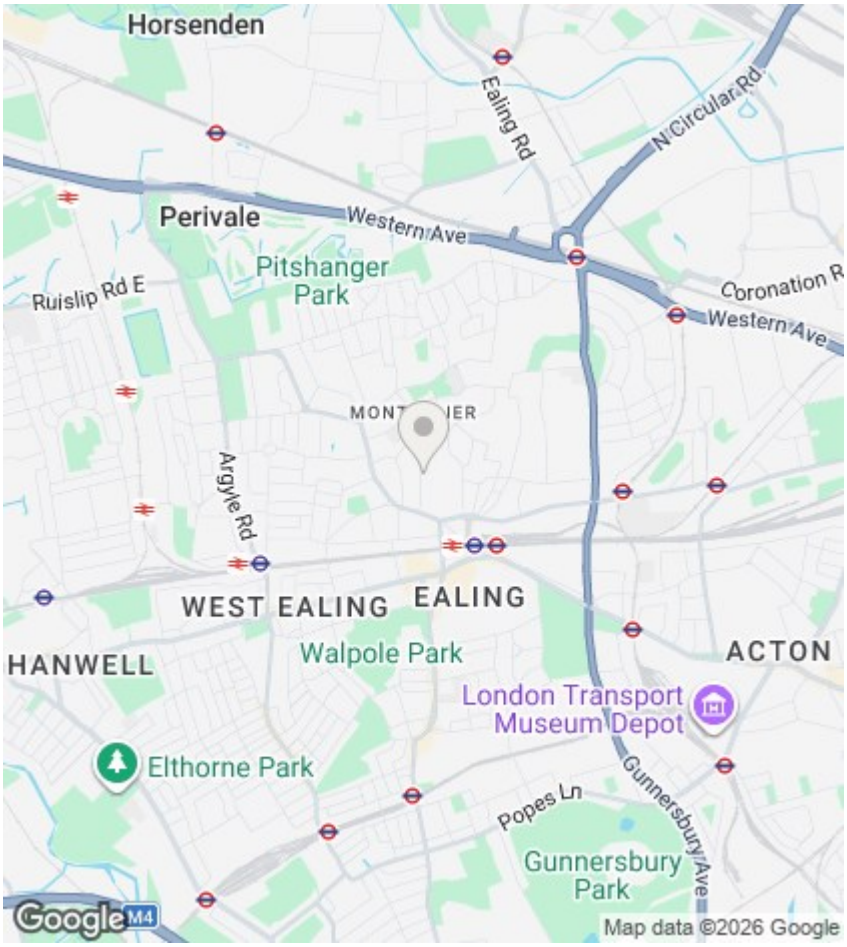
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 695 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 695 SQ FT/ 65 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

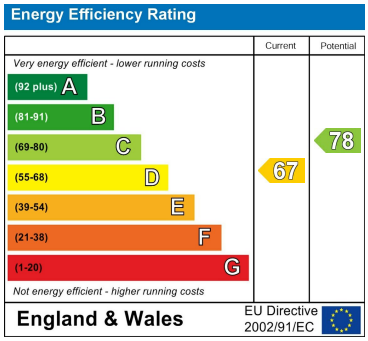


Viewings

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

EPC Rating:

D



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