



Curzon Road London W5, EPC D

£2,700 Per Month - Available 25/11/2016

**HAMPTONS**  
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*Beyond your expectations*

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*This stunning Victorian home is well suited to families or young professionals situated close to Pitshanger Park, the great shops, restaurants and Bars on the Lane. 3 spacious double bedrooms, 2 bathrooms and a sunny rear garden.*

Three bedrooms | Recently refurbished throughout | Extended to rear and loft | Contemporary feeling with a modern twist | Front reception room | Astro turf lawn to rear garden | Fitted kitchen | Close to local amenities.

## Description

Recently renovated, this stunning Victorian home is well suited to families or young professionals a stones throw from Pitshanger Park and the great shops, restaurants and Bars on the Lane. Three spacious double bedrooms, two bathrooms and a sunny rear garden. The property boasts a large open plan kitchen/living area with high end fittings & fixtures including bi-folding doors leading to the rear garden - perfect for entertaining. Continued on the ground floor, front reception room with bespoke contemporary cabinetry, WC and cloakroom. Two double bedrooms, family bathroom and ample storage on the first floor with third spacious bedroom including en suite and fitted wardrobes within the loft conversion. Curzon Road is situated on a leafy street in the popular North Ealing area of

Pitshanger, with a selection of local shops and restaurants. North Ealing Primary School, Pitshanger Park and Tennis Courts are just adjacent, making this a perfect location for a family. Other excellent nearby schools include St. Benedict's, St. Gregory's and Montpelier Primary, all highly Ofstead scored. Available now.

## Situation

Curzon Road is situated on a leafy street in the popular North Ealing area of Pitshanger, with a selection of local shops and restaurants. North Ealing Primary School, Pitshanger Park and Tennis Courts are just adjacent, making this a perfect location for a growing family.

## Furnishing

Part-furnished



Exterior



Kitchen

## Hamptons Ealing Lettings

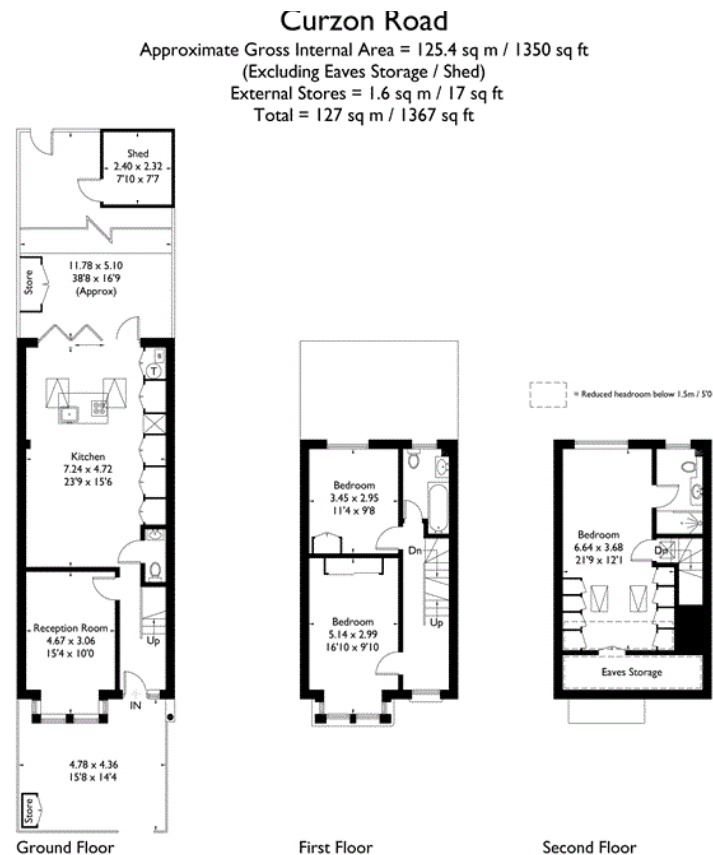
Ealing Lettings 20 The Mall

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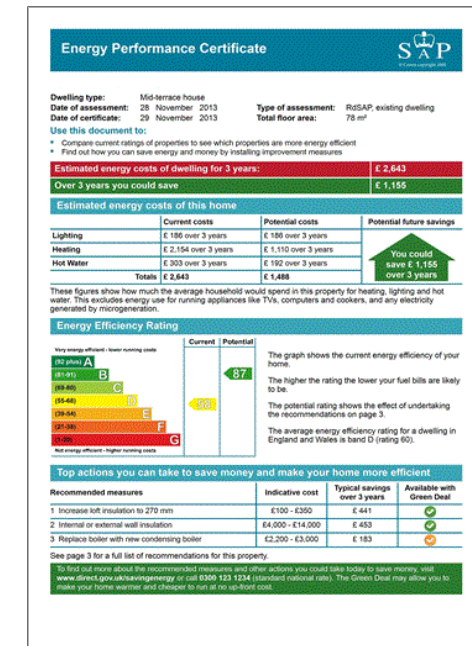
## Floorplan



FLOORPLANZ © 2015 0845 6344080 Ref: 150832

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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