



Park View Road, W5

GARDINER
RESIDENTIAL

Park View Road, W5

* 6/7 Bedrooms * 3 Reception Rooms * Eat in Kitchen *
* Swimming pool * Garage * Large Garden * Off Street Parking *

Price on Application
Freehold



The property benefits from a large private garden with swimming pool, ducted air-conditioning throughout and luxurious fixtures and fittings. Arranged over three floors, the property comprises spacious entrance hall leading to the double reception room with feature fireplace, dining room, luxury cloakroom and kitchen/family room which leads to the conservatory.

The ground floor boasts Italian marble floors and a bespoke kitchen with granite work surface, Neff double oven, Gaggenau Microwave, AEG gas HOB and American style fridge/freezer. Also on the ground floor is a utility room which leads into the garage. The conservatory has electrically operated windows and double doors that lead to the patio.

The first floor comprises the master bedroom suite which contains the bedroom area, separate dressing area and an en-suite bathroom features a Jacuzzi bath and a separate double shower cubicle. This floor also consists of three further double bedrooms, one of which has an en-suite bathroom plus there is a further family bathroom for the other two bedrooms. The top floor offers flexible accommodation and is currently laid out as a further two double bedrooms, study, and a large boiler room. There is also a bathroom on this level. All the four bathrooms and cloakroom have been finished in Italian marble



The large southeast facing rear garden extends to 120' and provides patio area next to the conservatory. The mature garden provides privacy for garden and the heated swimming pool.

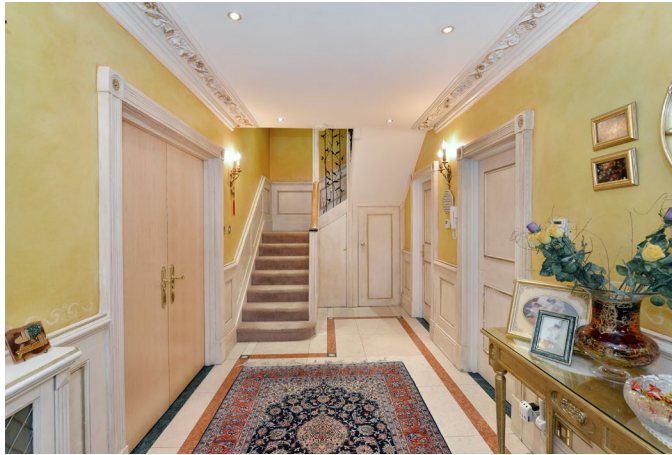
Ealing Council Tax Band: G

EPC: E

Parking: Yes

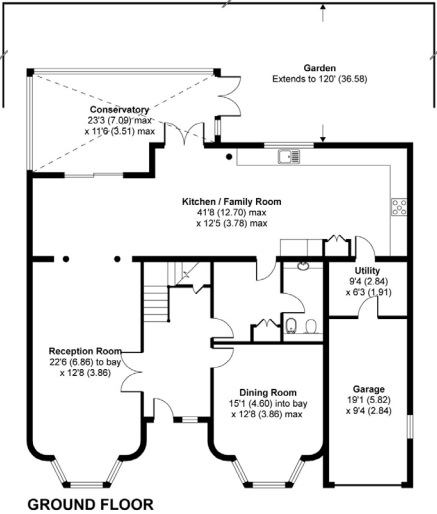
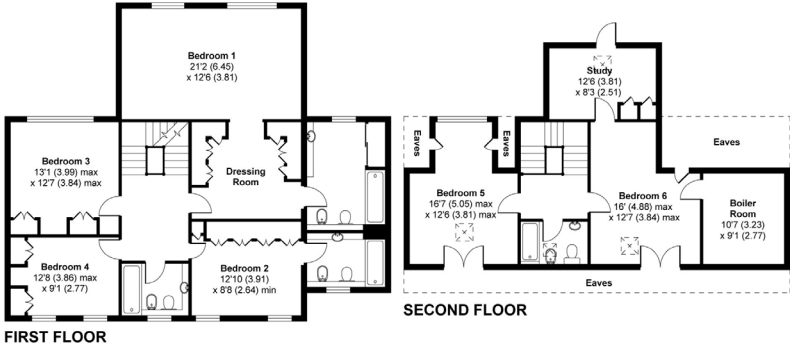
London Borough of Ealing

Price on Application



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APPROX. GROSS INTERNAL FLOOR AREA 3740 SQFT / 347.5 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Gardiner Residential LLP and no guarantee as to their operating ability or their efficiency can be given.

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Measurements Not to Scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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