



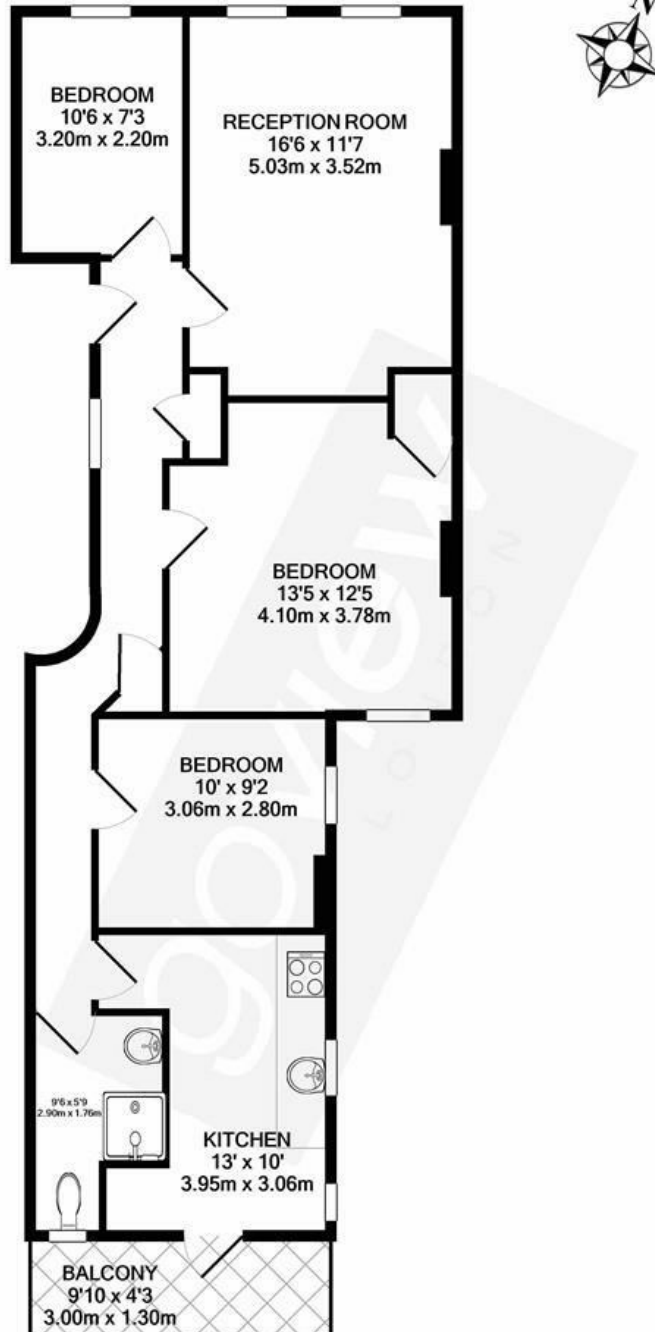
## Pitshanger Lane, W5

Conveniently situated on Pitshanger Lane, this bright and spacious three-bedroom flat offers just over 780 sq ft of living space.

Located on the second floor of this Edwardian mansion, the property boasts a large reception room, a separate fitted kitchen, three well-proportioned bedrooms and access to a south facing private balcony.

- Three double bedrooms
- Top floor flat
- Separate kitchen
- Private balcony
- Great location
- Chain free

£465,000



TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		