



## Castlebar Hill, Ealing, W5

Situated on the sought-after Castlebar Hill, this impressive split-level maisonette offers an exceptional 1,518 sq ft of well-appointed living accommodation, combining generous proportions with contemporary design and a high-quality specification throughout.

The property features three spacious double bedrooms, each benefiting from its own en-suite bathroom, providing an excellent degree of privacy and convenience. The heart of the home is a stylish open-plan kitchen and dining area, creating a superb space for both everyday living and entertaining. Further practical accommodation includes a separate guest WC and a dedicated utility room, ensuring the main living areas remain uncluttered and functional.

Comfort is enhanced by gas central heating and a wet underfloor heating system, while the property also benefits from a large private patio garden, offering valuable outdoor space for al fresco dining, relaxation and entertaining during the warmer months.

Further advantages include an allocated parking space and the reassurance of a 10-year ICW structural warranty.

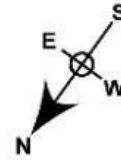
Combining substantial internal space, three en-suite bedrooms and excellent contemporary amenities, this distinctive maisonette presents an attractive opportunity for buyers seeking a spacious and well-equipped home in a desirable Castlebar Hill location.

£1,150,000

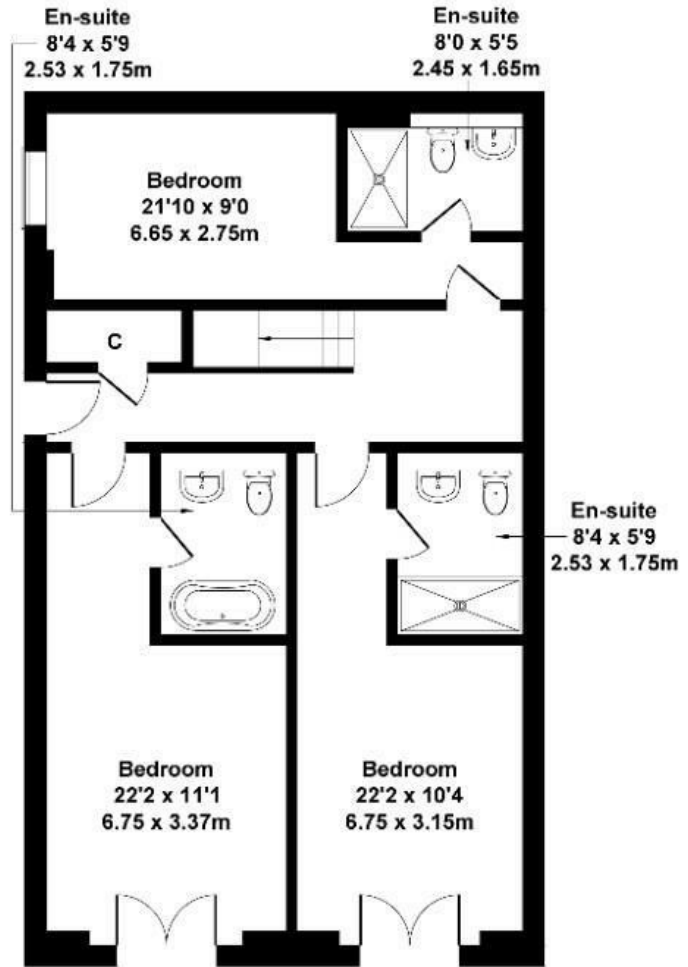
- Maisonette
- Split Level
- Three Double Bedrooms
- Private Development
- Allocated Parking
- Private Outside Space
- Three Bathrooms
- 10 Year ICW Structural Warranty
- Open Plan Kitchen/Diner
- 1518 sqft

# Castlebar Hill

Approximate Gross Internal Area  
1518 sq ft - 141 sq m



LOWER GROUND FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

| 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>                            |                            |           |
| (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<br>2002/91/EC |           |