

Hamptons

INTERNATIONAL



Hamilton Road, Ealing, W5

8  8  4 

GUIDE PRICE

£3,500,000

(£3,500,000)

Property details



Key features

- **Central Ealing Location**
- **Eight Double Bedrooms**
- **Eight Bathrooms**
- **Four Receptions Areas**
- **Side Annex**
- **Carriage Way Drive**

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8 🏠 8 🚗 4 🚗

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Description

Located close to the heart of Ealing Broadway and therefore ideal for the station and all the local amenities. Over 5100 sq ft of accommodation with eight double bedrooms, eight bathrooms and a side annex area. An impressive, extended and beautifully presented detached residence with over 5100 sq. ft. of internal accommodation across three floors. This vast home has a high degree of flexibility to fit in with many families, with a number of separate reception rooms as well as open-plan rooms to cater for larger gatherings. To the side, with its own entrance is a wing of the house which can be used as a self-contained flat/annex that also seamlessly integrates with the rest of the house. Across the first floor you have four double bedrooms all with en-suite bathrooms plus a laundry/storage cupboard off the hallway. Moving to the floor above there are a further four double bedrooms, three of which have en-suites with a handy kitchenette/utility room between them. Outside Front; carriage style driveway providing parking for several cars. Separate entrance to annex, side entrance to rear garden. Rear; walled and landscaped and accessible from the bi-fold doors, kitchen, side passage and annex area. Summer House; 24'10 x 13'7 multi-use outbuilding. Situation Ealing's shopping centre is just moments away and so too is Ealing Broadway station at just 0.3 miles and benefits from the Central and District lines as well as the Overground GWR. Ealing Broadway station also boasts the excellent new Elizabeth line service with fast connections to stations such as Bond Street and Canary Wharf. You are also close to the open spaces of Ealing Common, Ealing and the station which is 0.6 miles away and has the District and Piccadilly lines into Central London. North Ealing, also on the Piccadilly Line, is 0.5 miles away and by car, the property is near to the North Circular Road (A406) which enables easy access to the A40/M40 and A4/M4. Property Ref Number: HAM-47388 Additional Information**Please note the photos are pre-tenancy photos.











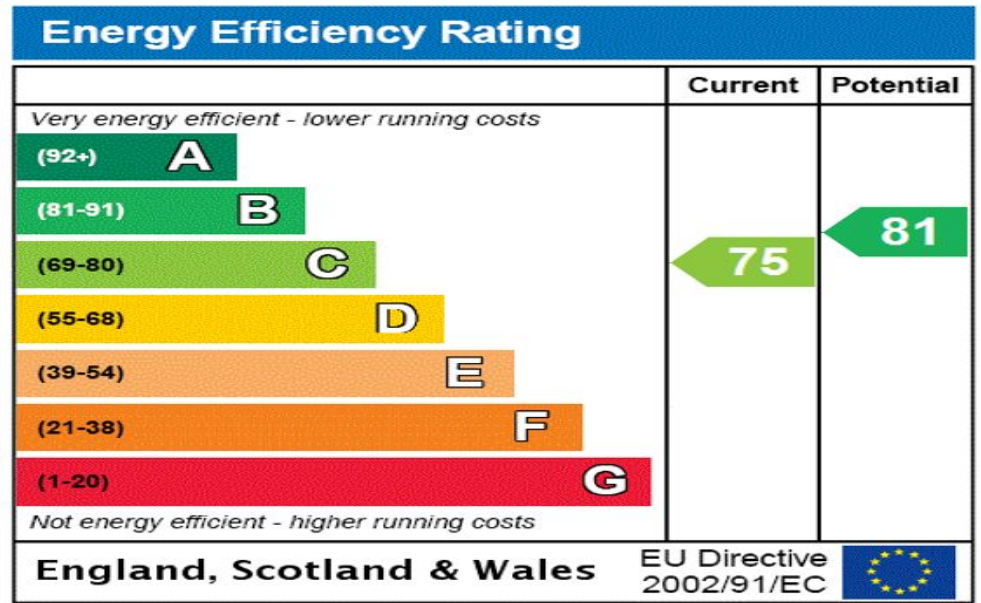












Floor plan

HAMILTON ROAD

Approximate Gross Internal Area
 (excluding reduced headroom / eaves)
 Lower Ground floor = 175 sq. ft. (16.3 sq. m.)
 Ground floor = 1946 sq. ft. (180.8 sq. m.)
 First floor = 1660 sq. ft. (155.0 sq. m.)
 Second floor = 1209 sq. ft. (112.3 sq. m.)
 Reduced headroom / Eaves
 = 165 sq. ft. (15.3 sq. m.)
 Total = 5163 sq. ft. (479.7 sq. m.)
 Summer House = 336 sq. ft. (31.4 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Where every care is taken in the preparation of this plan, please check all dimensions, shapes and concrete bearings before making any decisions about them.
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Location



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