

# Hamptons

INTERNATIONAL



**Gordon Road, Ealing, W5**

7  4  3 

GUIDE PRICE

**£3,250,000**

**(£3,250,000)**

## Property details

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### Key features

- **Character Features With Modern St**
- **Up To Eight Bedrooms**
- **Four Bathrooms**
- **Prime Location**
- **Excellent Local Schools and Transp**
- **South-facing Garden with Substanti**

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## Description

Elegant extended period family home which is perfectly located for Ealing Broadway and several schools. Highly versatile and beautifully decorated with a south facing garden and gated parking. Positioned on one of Ealing's most established residential roads, this handsome detached family home forms part of the area's late Victorian and early Edwardian expansion, believed to date from circa 1900-1902. Rich in character and period detail, the property retains the generous proportions synonymous with homes of this era, including high ceilings, original coving, marble fireplaces and attractive stained glass windows. The current owners have thoughtfully extended and enhanced the house over the years, creating exceptionally versatile accommodation arranged across several floors, ideally suited to modern family living. On the lower ground floor is a flexible multi-purpose room, currently used as a study, offering an ideal space for home working, a playroom, gym or hobby room. The expansive ground floor is centred around an impressive entrance hall, leading to two elegant front-facing reception rooms, including a formal dining room. The principal family room extends to more than 28ft in length and provides superb living and entertaining space with defined seating areas and direct access to the rear garden. A particularly impressive room, benefits from underfloor heating, bi-folding doors with integral blinds, remote-controlled Velux windows with electric blinds and synchronised lighting, creating a comfortable and contemporary environment throughout the year. A cloakroom/WC is conveniently positioned off the hallway. The kitchen combines traditional styling with modern practicality, featuring a central island, breakfast bar, quartz worktops, integrated appliances and an impressive Aga oven. Across the first floor are four well-proportioned double bedrooms, including a principal suite with a luxurious four-piece en suite bathroom. A family bathroom and separate cloakroom/WC serve the remaining bedrooms. Continuing upwards, the half landing provides access to a dedicated laundry and utility room. Enhanced by impressive ceiling heights and three remote-controlled Velux windows, this versatile space could easily be repurposed as an additional bedroom if required. The top floor represents a particularly valuable feature of the home, having been designed to function almost as a self-contained apartment. This space comprises a 19ft open-plan reception room with fitted kitchen, double bedroom, dressing room and en suite bathroom, making it ideal for guests, an au pair, multigenerational living or independent family members. The floor further benefits from extensive eaves storage and large bi-folding doors, complemented by a matching floor-to-ceiling picture window opening onto a Juliet balcony, enjoying far-reaching views across Central and Western Ealing. Overall, this is a substantial and highly adaptable family home that successfully blends period elegance with modern enhancements, offering exceptional flexibility for growing families and those seeking multi-generational living arrangements.

**Outside Front:** Set behind a walled frontage with electrically operated gates and a separate pedestrian entrance, the property enjoys an impressive sense of arrival. A generous driveway provides ample off street parking for several vehicles, while thoughtfully positioned security and decorative lighting enhance both practicality and evening ambience. The substantial paved frontage has been attractively landscaped with mature shrubs, flowering borders and a magnificent mature magnolia tree, creating a welcoming and private setting.

**Porch and Hallway:** A characterful entrance featuring original encaustic tiled flooring, which continues through the porch and hallway, setting the tone for the period charm and elegance found throughout the home.

**Rear:** The beautifully maintained south-facing rear garden is a standout feature of the home, accessed directly from the principal family room, hallway, kitchen and side passage, creating a seamless connection between the indoor and outdoor living spaces. A generous patio provides the ideal setting for al fresco dining and entertaining, leading onto a manicured lawn bordered by mature planting which offers an excellent degree of privacy and seclusion. A particular highlight is the impressive bespoke outbuilding measuring approximately 24'5 x 14'2. Designed to an exceptional standard, it features five bi-folding doors, a kitchenette, bathroom and separate utility room. Benefiting from underfloor heating, air conditioning, Wi-Fi connectivity and its own independent boiler, this highly versatile space could serve as a granny annexe, guest suite, home office, studio, gym or substantial summer house. Additional storage is conveniently located behind the outbuilding.

**Situation** The property is ideally positioned for the excellent amenities of Ealing Broadway, with its wide selection of shops, cafés, restaurants, bars and gyms, together with the convenience of the nearby shopping centre. Excellent transport links are provided via Ealing Broadway station (0.4 miles), offering fast and convenient routes into Central London via the Elizabeth line, Central line and District line. The Elizabeth line provides direct access towards Paddington Station, Bond Street and Canary Wharf in one direction, and towards Heathrow Airport and Reading in the other. The area is also well regarded for its outstanding choice of both state and private schools,

including Notting Hill & Ealing High School, St Benedict's School and Durston House School, together with a number of highly regarded local primary schools. Nearby green spaces include Walpole Park and Ealing Common, both providing excellent recreational facilities for families and outdoor leisure. Property Ref Number: HAM-64706



















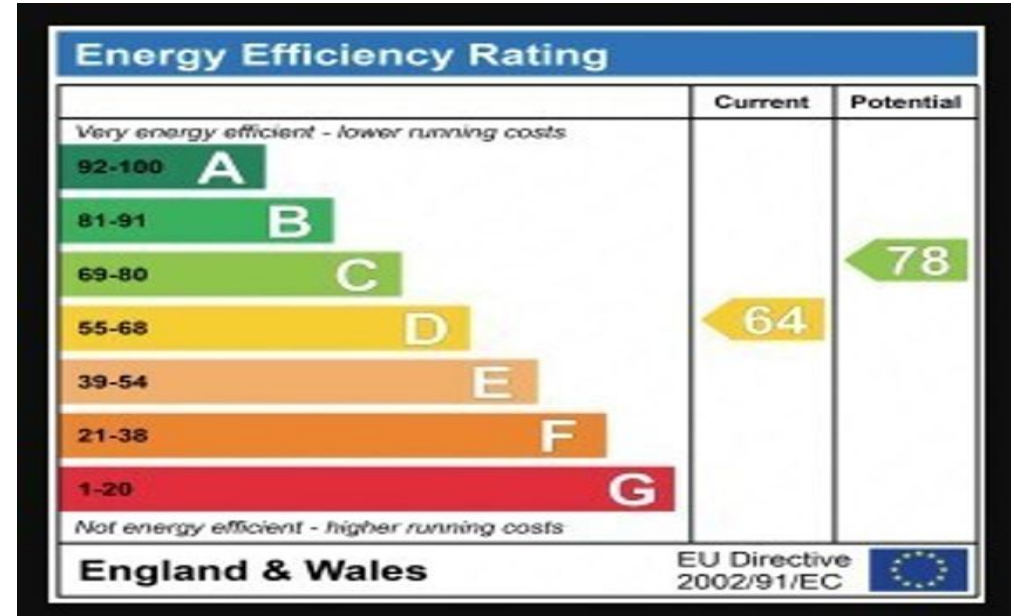












# Floor plan

## GORDON ROAD

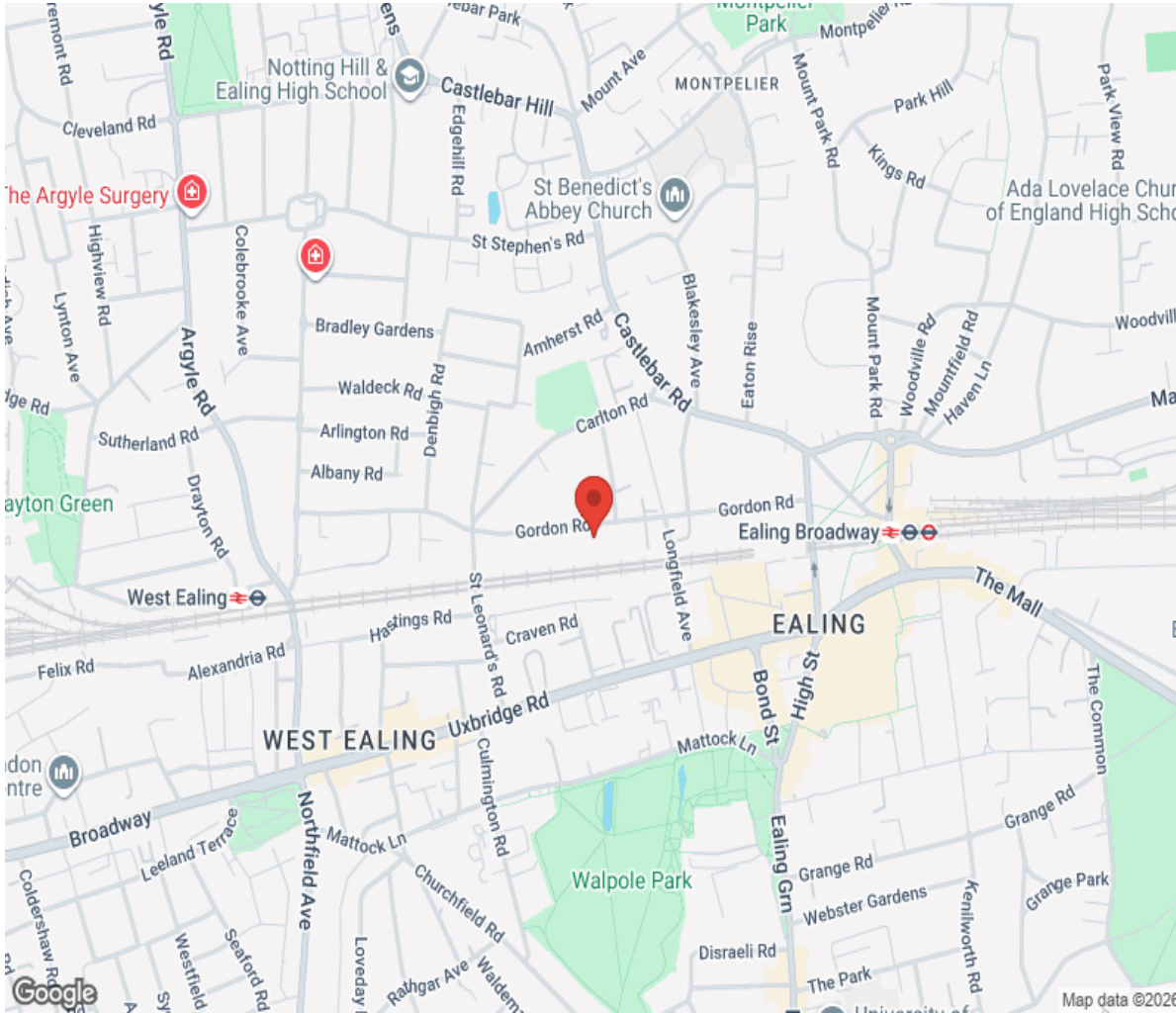
Approximate Gross Internal Area (excluding reduced headroom)

- Basement = 301 sq. ft. (28.0 sq. m.)
- Ground floor = 1368 sq. ft. (127.1 sq. m.)
- First floor = 1174 sq. ft. (109.1 sq. m.)
- Second floor = 894 sq. ft. (83.1 sq. m.)
- Outbuilding = 454 sq. ft. (42.2 sq. m.)
- Reduced headroom = 27 sq. ft. (2.5 sq. m.)
- Total = 4218 sq. ft. (392.0 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, fixtures and completed bearings before making any decisions about your plans.

# Location



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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**