



Waldemar Avenue, Ealing, W13

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GUIDE PRICE

£1,600,000
(£1,599,950)

Property details



Key features

- Moments From Lammas and Walpol
- Total of 2233 Sq Ft
- Five Bedrooms
- Two Bathrooms
- Three Reception Areas
- Period Features
- Close To Several Schools

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Description

Period family home with five bedrooms located close to several schools. An attractive and characterful, period family home, offering a wonderful warm and welcoming environment together with generous accommodation arranged across three floors. The house retains a wealth of period charm, including a number of fireplaces, which add character and create a particularly cosy feel to several of the principal rooms. The ground floor provides excellent living and entertaining space starting with an impressive 15'11 bay-windowed front reception room. To the rear is a further sitting room joining the dining room which doubles round to a generous 23'7 kitchen/breakfast area. Together these create a natural heart to the home, providing ample space for family dining and everyday living. On the first floor there are three bedrooms together with a further study/bedroom, offering excellent flexibility for a growing family, guests or those working from home. The top floor is home to an impressive 20ft bedroom, providing a wonderfully spacious and private retreat, with useful adjoining eaves storage. This is a substantial yet particularly inviting home, combining generous proportions, period features and a cosy, friendly atmosphere that makes it ideally suited to family life. Outside Front; Low level wall with path to front door and secure side entrance to rear garden. Rear: Private and inviting outside space, with direct access from the rear extension creating a lovely connection between the house and garden. Designed with ease of maintenance in mind, it combines paved seating areas with an artificial lawn, while mature trees, shrubs and established planting provide an attractive leafy backdrop and a degree of seclusion. Space for outdoor dining, making this a relaxed and sociable garden well suited to entertaining and family life. Situation Highly desirable residential road in West Ealing, particularly popular with families for its attractive surroundings, excellent schools, green open spaces and convenient transport connections. Both Lammas Park and the historic Walpole Park are moments away, providing wonderful open spaces for recreation, walking and family activities, with Walpole Park also adjoining the fabulous Pitzhanger Manor & Gallery. West Ealing station is approximately 0.6 miles away, providing the Elizabeth line with fast connections across central London to Paddington, Bond Street and Canary Wharf, as well as services towards Heathrow and Reading. Northfields and South Ealing Underground stations are both approximately 0.5 miles away, providing Piccadilly line services into central London and towards Heathrow. The area is also particularly well served for schools, with several highly regarded options nearby including Grange, Fielding, Little Ealing and Mount Carmel Catholic Primary Schools and Ealing Fields High School, together with a good selection of independent schools within the wider Ealing area. The shops, cafés and restaurants of Northfield Avenue are within easy reach, while the extensive shopping, dining and leisure facilities of Ealing Broadway are also conveniently accessible. Property Ref Number: HAM-67357



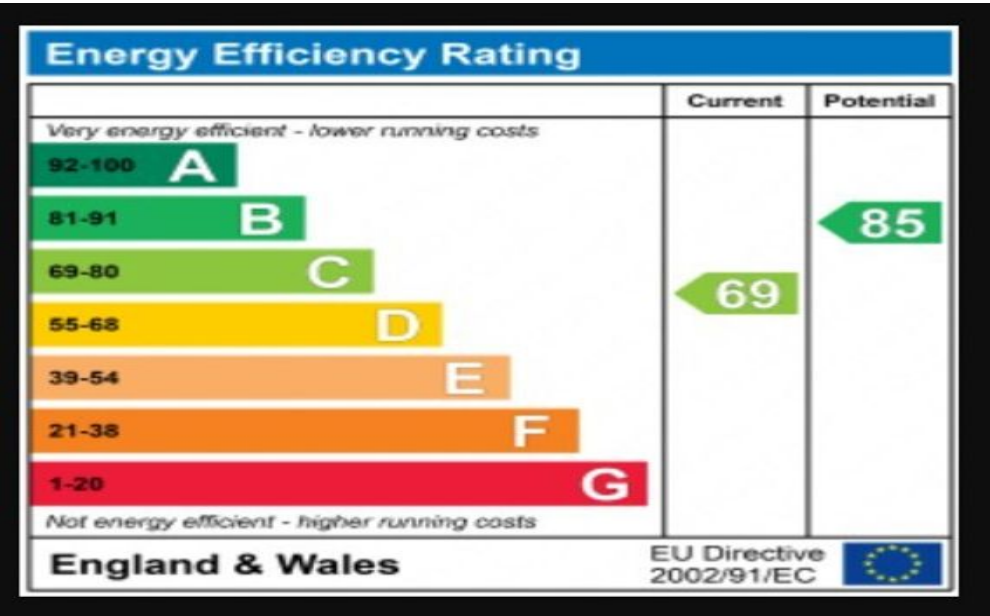












Floor plan

WALDEMAR AVENUE

Approximate Gross Internal Area (excluding reduced headroom / eaves)

Ground floor = 869 sq. ft. (80.7 sq. m.)

First floor = 779 sq. ft. (72.4 sq. m.)

Top / Second floor = 380 sq. ft. (35.3 sq. m.)

Reduced headroom / eaves = 205 sq. ft. (19.1 sq. m.)

Total = 2233 sq. ft. (207.5 sq. m.)



Top / Second Floor



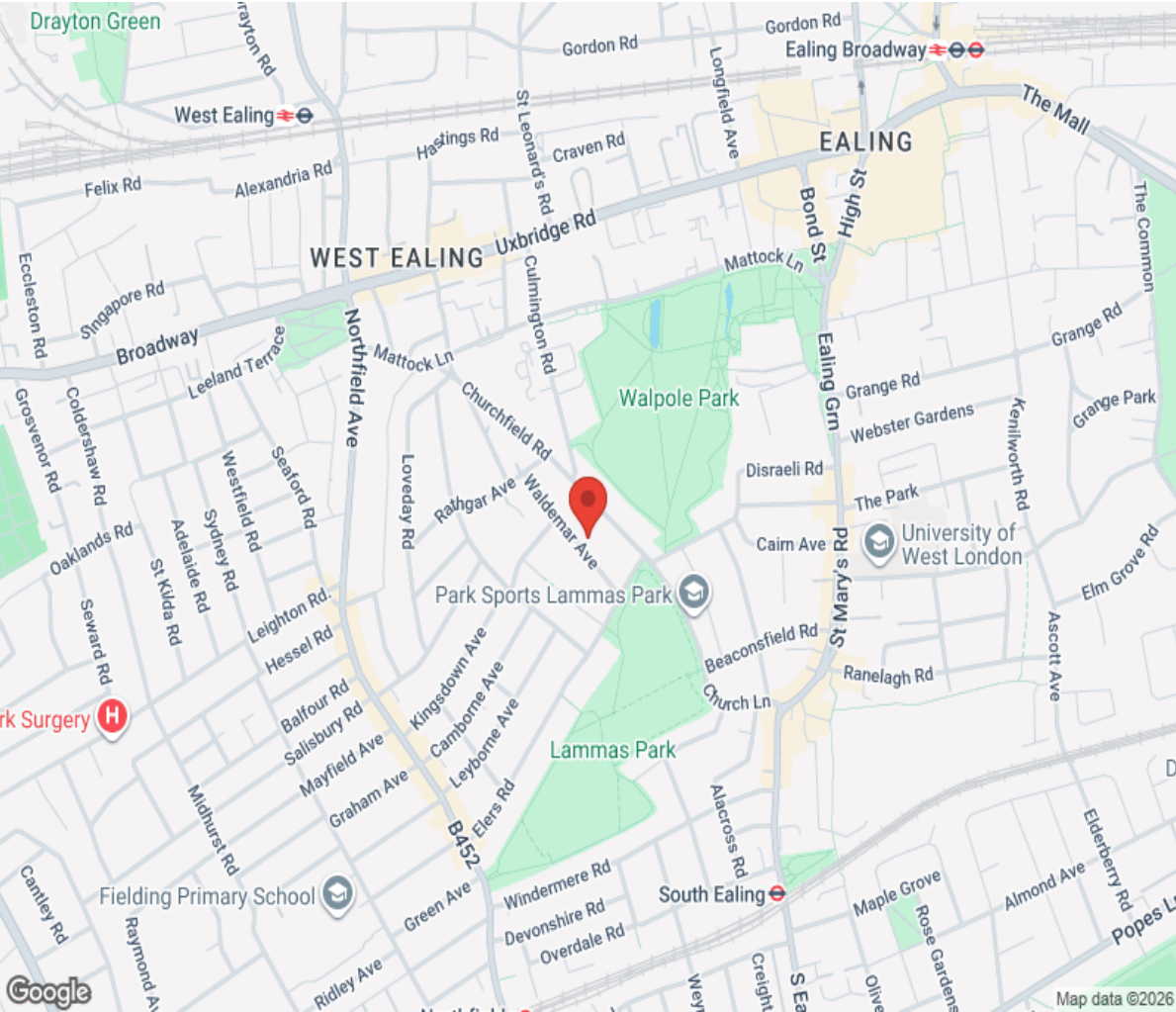
Ground Floor



First Floor

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 presentation of this plan, please check all dimensions, drawings and associated literature before making any decisions reliant upon them.

Location



Hamptons

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