Hamptons

INTERNATIONAL



Kings Avenue, Ealing, W5

7 3 3

GUIDE PRICE

£2,650,000

(£2,650,000)

Property details



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Key features

- **Prime Ealing Location**
- **Seven Bedrooms**
- **Three Bathrooms**
- **Utility Room**
- **Three Reception Rooms**
- **Off Street Parking**
- **Over 3500 sq.ft**
- **Period Features**

*Prices are subject to change, pound sterling price is converted using Bank of England exchange rates

Description

Fine period family home, Ideally located at just a third of a mile to Ealing Broadway station and close to several schools. Over 3500 sq ft with six/seven bedrooms, three reception rooms and parking.A truly elegant and characterful period family home, retaining a wealth of original features in keeping with its era. This attractive property offers over 3,500 sq ft of accommodation arranged across three floors, with further potential to extend (subject to the necessary consents). The ground floor features three separate reception rooms, two of which measure over 18ft in length, providing generous space for both formal entertaining and everyday family living. There is also a 16ft kitchen/breakfast room, dedicated utility room and guest WC/cloakroom. The first floor offers four generous double bedrooms, one with an en suite bathroom, together with a family bathroom and separate WC. The second floor provides three further double bedrooms, including an impressive 22ft principal bedroom with its own en suite bathroom. Throughout, the property enjoys excellent proportions, high ceilings and an abundance of period charm, offering a wonderful opportunity to create a substantial family home.OutsideFront; A walled front garden providing off street parking, tiled path to main door and side secure passage to rear garden.Rear; A delightful and secluded walled garden extending to approximately 63ft, beautifully established with mature trees, shrubs and well-stocked flower beds. A central lawn is complemented by a generous patio terrace, ideal for outdoor dining and entertaining, with additional seating areas towards the rear.SituationKings Avenue is a quiet, prime residential road located off Mount Park Road which is north of Ealing Broadway. Within easy reach are several of Ealing's finest schools which include, Durston, St Benedict's, Ada Lovelace, St Augustine's and Notting Hill & Ealing High. The nearest shops are around Haven Green which is just a third of a mile away which is also where Ealing Broadway station is. The station has exceptional connections (Elizabeth, Central, District and GWR) across the majority of London with key landmarks such as Paddington, Bond St, Tottenham Court Road and Canary Wharf. In the other direction you have routes to Heathrow, Reading and Oxford. The centre of Ealing Broadway is just past the station, offering an abundance of shops, restaurants, gyms, bars and cafe's. Property Ref Number: HAM-68074







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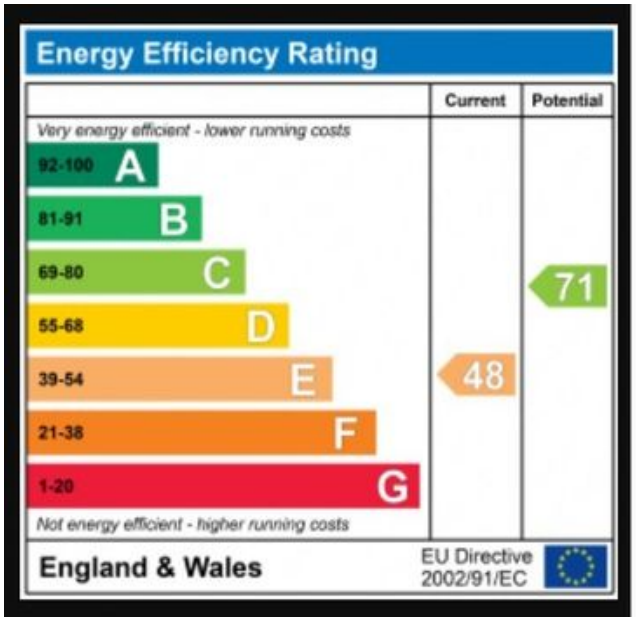




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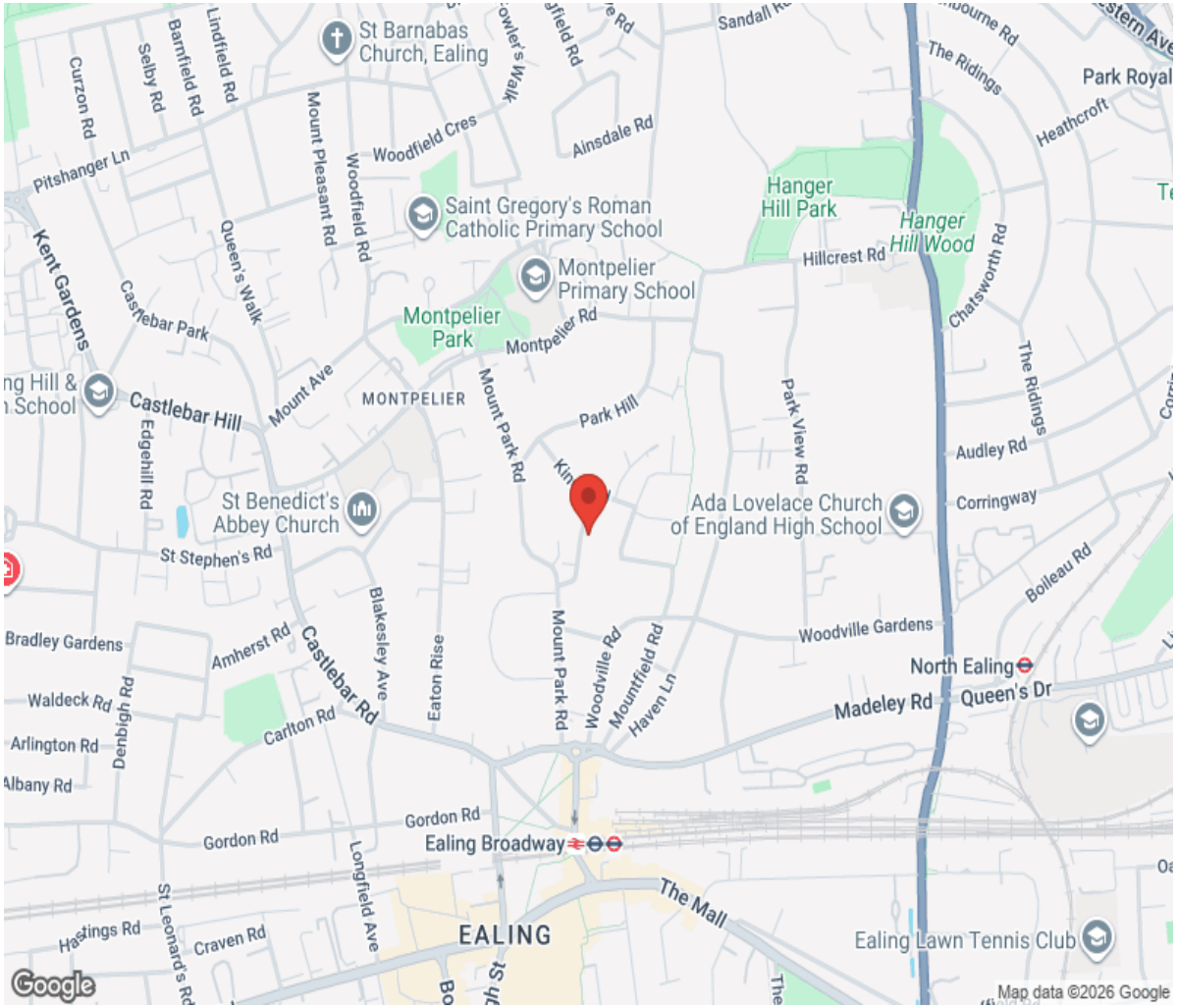
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Floor plan

Approximate Gross Internal Area (excluding reduced headroom / Eaves)
Ground floor = 1212 sq. ft. (112.6 sq. m.)
First floor = 1176 sq. ft. (109.3 sq. m.)
Second floor = 766 sq. ft. (71.2 sq. m.)
Reduced headroom / Eaves = 348 sq. ft. (32.3 sq. m.)
Sheds = 54 sq. ft. (5.0 sq. m.)
Total = 3556 sq. ft. (330.4 sq. m.)



Location





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