







## About the property

Substantial Victorian Semi With Period Charm And Plenty Of Potential. It's an immaculate family home on one of Ealing's most sought-after streets. It's spacious, stylish and move-in-ready but with scope to make it even better when the time is right.

This superb Victorian semi really does tick all the period charm boxes.

There are bay windows at the front (on both the ground and first floors) and beautiful big windows throughout.

High ceilings, tall skirting boards and attractive cornices combine to convey a feeling of bygone quality.

The layout is traditional too. There's a separate living room and dining room (both with attractive fireplaces) on the ground floor, along with a fitted kitchen.

## Key features

- 4 bedrooms
- 2 bathrooms
- Chain free
- Semi-detached
- Turnkey ready
- Lovely residential tree lined street
- 7 minute walk to West Ealing Station (Elizabeth Line)
- Close to Waitrose supermarket
- Tastefully and neutrally decorated
- Further scope to extend to the rear (STPP)
- Proximity to Drayton Green & Drayton Manor Schools
- Premier W13 street





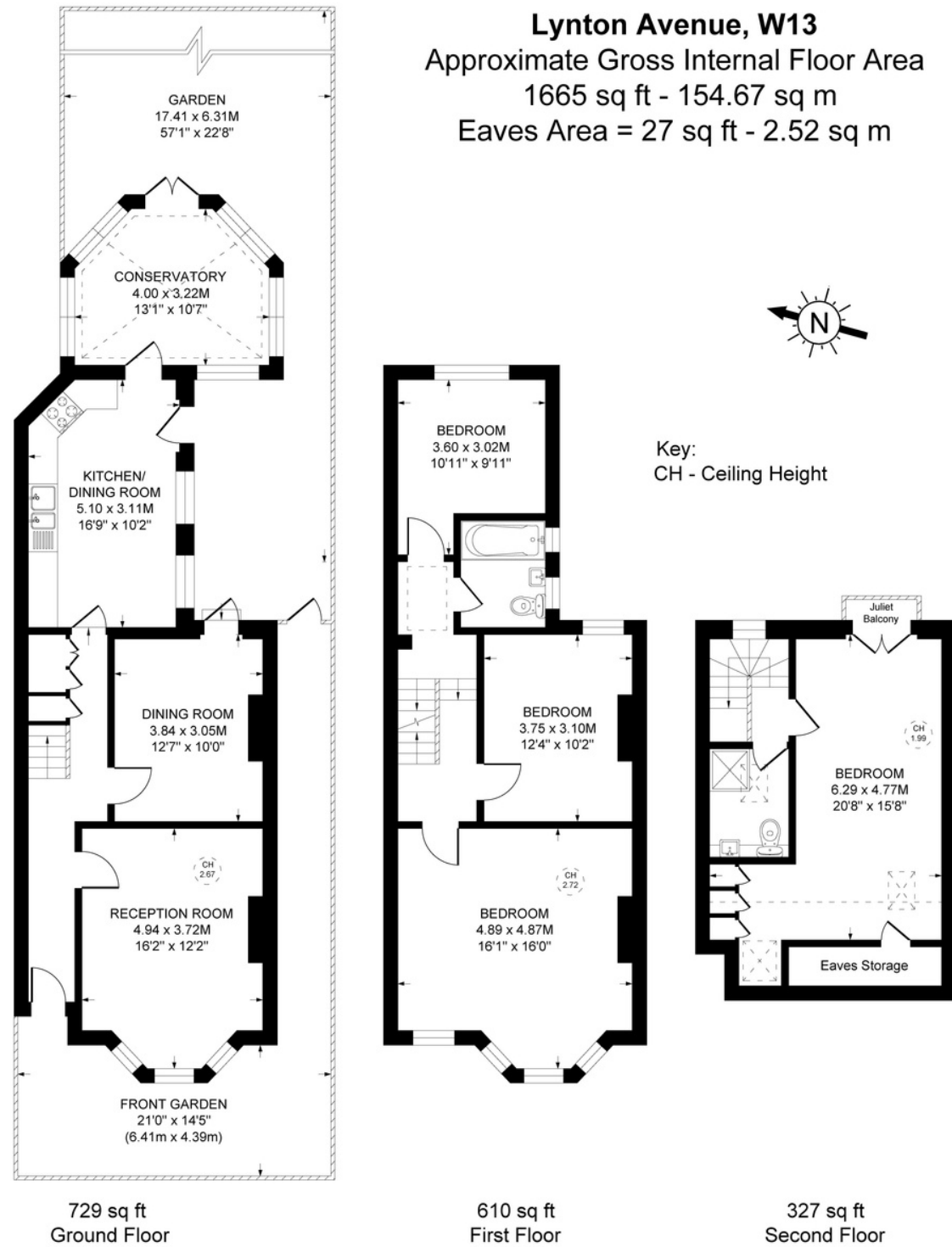
**PAUL LESLIE**

Director  
020 3488 6445  
07738 401 822  
paul@leslieandcompanyuk.com



**RACHEL WATTS**

Director  
020 3488 6445  
07527 594 528  
rachel@leslieandcompanyuk.com



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.© Outline.