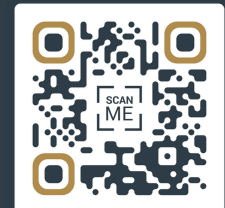




ALEXANDRIA ROAD, EALING, LONDON, W13

Guide Price: **£850,000**







About the property

What the owner loves:

We have loved living here - our first family home - and have enjoyed shaping it into a modern yet practical family space. The heart of the home has been the open-plan kitchen, which is filled with light from our south-facing garden all year round, and has been where we have loved having our family meals and hosting dinners with friends. The living room has been a great space for both cosy film nights and for our kids to play. Having the space upstairs for a home office, in addition to the double bedrooms, has given us a lot of flexibility to grow over the past few years. Being a very short walk from parks, supermarkets, and the station has made daily life very easy and convenient.

Some additional features the owners love:

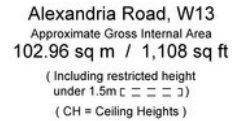
- Recessed lighting in the living room to provide dim lighting for movie nights
- Luxury flooring downstairs, which is soft underfoot and easy to clean
- Built-in Ethernet networking throughout the house, with a Virgin media cable in the lounge
- Boarded loft for convenient extra storage
- En-suite bathroom within the master bedroom for added convenience and privacy
- South facing office space/ third bedroom which gets a lot of natural light during the day

Key features

- Stunning Refurbished Family Home
- Beautiful Period Architecture
- Gorgeous South-Facing Garden
- Cleverly Designed Principal Suite
- Two Modern Bathrooms & Additional WC
- Luxurious Kitchen-Diner & Useful Separate Utility Room
- High-Spec Throughout
- Prime Ealing Location
- Outstanding School Catchment Area
- Close to Elizabeth Line

Material information

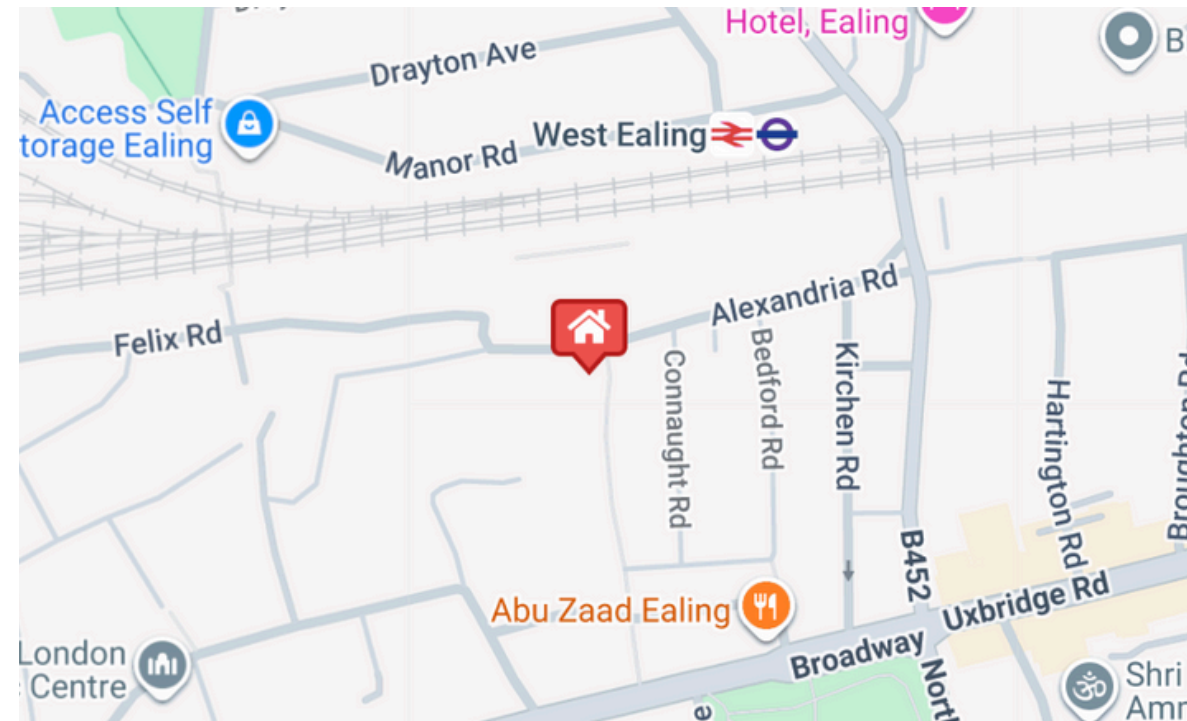
- Tenure - Freehold
- Council Tax - **Band E**
- Guide Price - **£850,000**



Ground Floor	First Floor
Approximate Gross Internal Area	Approximate Gross Internal Area
59.82 sq m / 644 sq ft	43.14 sq m / 464 sq ft

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			