







About the property

What the owners love ❤️:

We bought this house 16 years ago. It was a natural 4 bed, very spacious house and big garden with great potential!

We added a kitchen extension and loft space to make it a 5 bedroom house. We love this area with amazing transport links. Literally 10-12 minute walk to Ealing Broadway station, which now includes the Elizabeth Line. South Ealing Station - great link for Heathrow Airport and Ealing Common Station.

We are also lucky enough to be surrounded by 3 beautiful parks in walking distance - Gunnersbury, Walpole and Lammas Park. Also, Ealing Broadway shopping centre and 2 cinemas are 10 minutes walk away. Lots of great local pubs, restaurants and coffee shops too!

Key features

- Generous Family Home
- Charm & Character
- Fully Refurbished Throughout
- Garage & Large Driveway
- Staggering Social Kitchen-Reception
- Solar Panels & EV Charging Points
- Stunning Sunny Garden
- One of Ealing's Finest Streets
- Incredible Principle Suite
- Over 2500 Sq Ft
- Buyer information pack available on request

Material information

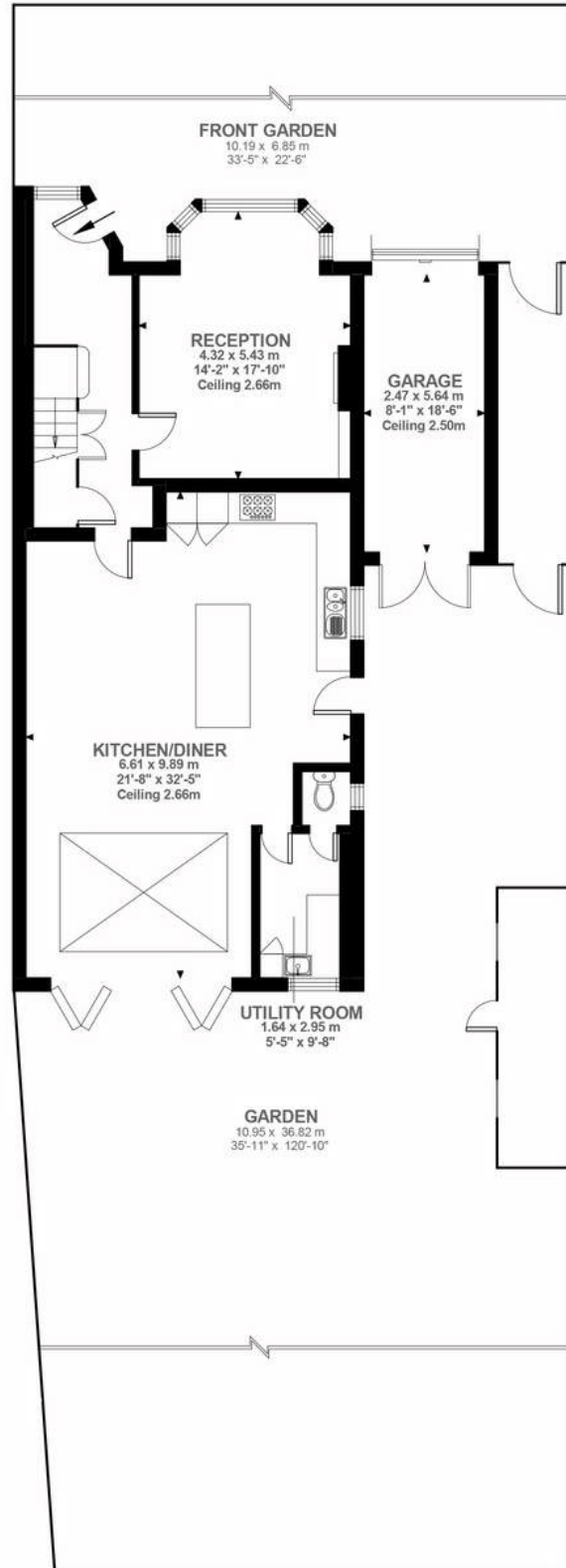
- Tenure - **Freehold**
- Council Tax - **G**
- Guide Price - **£2,500,000**





PAUL LESLIE

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



Ground Floor
1079 ft²



Second Floor
527 ft²



First Floor
779 ft²

Elm Grove Road, W5

Approximate Gross Internal Area
246.00 SQ.M / 2648 SQ.FT
(INCLUDING EAVES STORAGE & GARAGE)
EAVES STORAGE & GARAGE 24.44 SQ.M / 263 SQ.FT
EXCLUSIVE TOTAL AREA 221.56 SQ.M / 2385 SQ.FT

Illustration for identification purposes only. Not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	66
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		