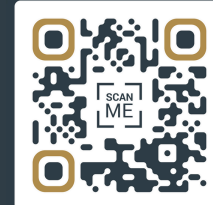




SUTHERLAND AVENUE, EALING, LONDON, W13

Guide Price: **£2,000,000**











## About the property

♥ What the owners love

We didn't even want to view it. A busy road, on a bus route, and no obvious off-street parking? It felt like a non-starter with two young kids in tow. But the moment we stepped inside, everything changed.

The first thing that struck us was the grand hallway – a proper Victorian welcome with sky-high ceilings, detailed plasterwork, ceiling roses and corbels. The house looked modest from outside, but inside it just kept unfolding, with larger rooms than many double-fronteds in the area.

The layout had already been thoughtfully opened up into a “broken plan” – flowing when you want it to, but easy to close off for privacy. We've kept that principle alive in every change we've made – including the kitchen extension, which is a dream for hosting, and the loft conversion, where we added a domed roof light that floods sunshine down the whole stairwell.

The garden, too, surprised us. South-facing, peaceful, private – and with a unique “borrowed” backdrop of trees from neighbouring gardens. On sunny days, the bird song and the breeze make it hard not to doze off in a hammock.

## Key features

- Elegant five-bedroom Victorian semi-detached
- Circa 3,000 sq ft of internal space including loft eaves and store
- Incredible extension with enormous sliding doors and skylights
- Two large reception rooms with period features and fireplaces
- South-facing landscaped rear garden with peaceful backdrop
- Principal bedroom with Juliet balcony and built-in storage
- Air conditioning in most rooms, plus future-proofed electrics
- Thoughtfully designed “broken plan” layout
- Permit parking (CPZ Zone HH) with plentiful on-street availability
- Just 0.3 miles from West Ealing Station (Elizabeth Line)

## Material information

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



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

