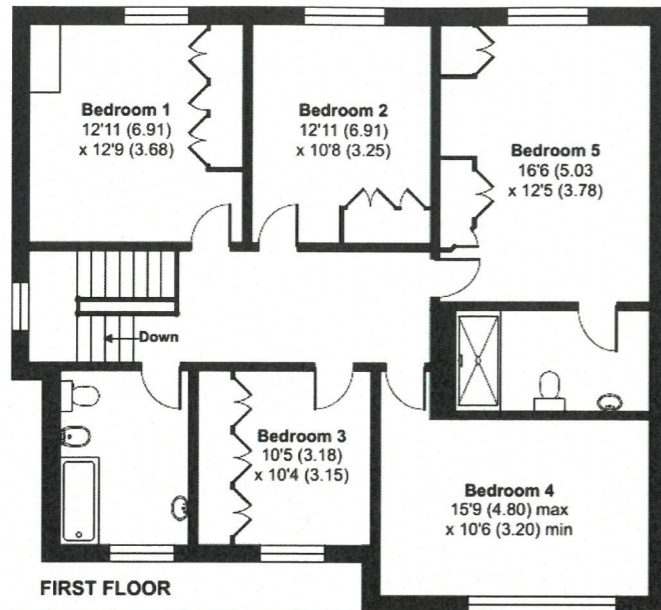


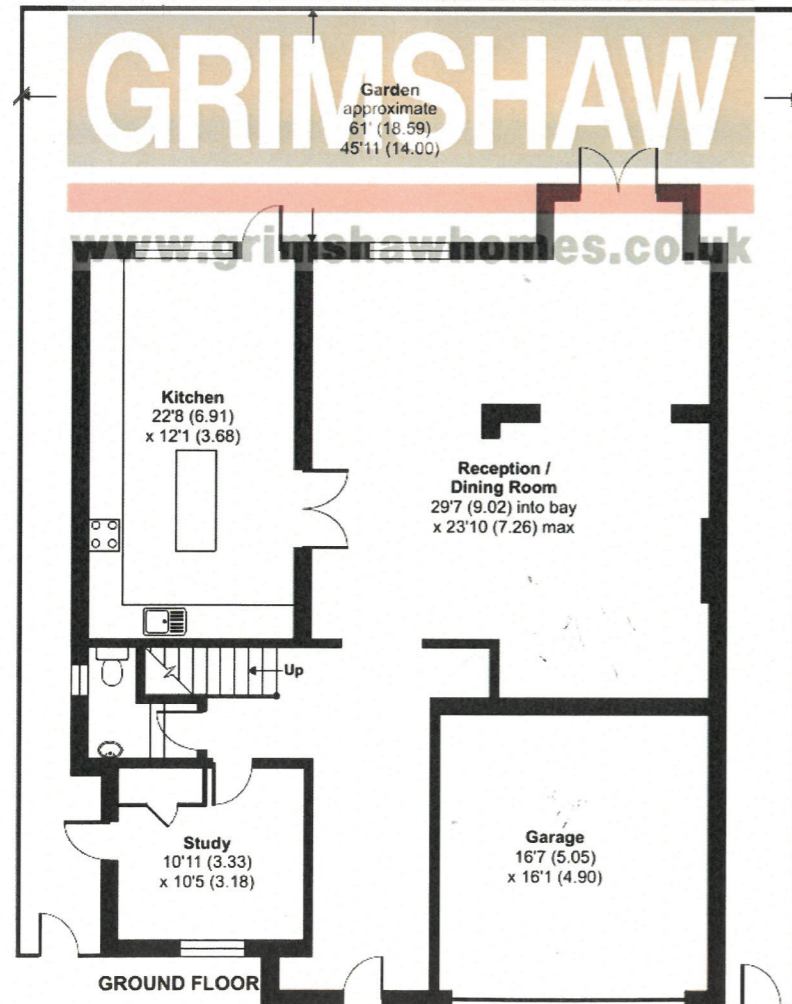
Heathcroft, London, W5

Approximate Area = 2725 sq ft / 253.1 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Heathcroft, Ealing, London W5 3BY Price: £2,800,000 Freehold

Lovingly refurbished and preserved by the current family - an impressive and beautifully-presented 5-bedroom detached residence arranged over 2 floors with a mature 61ft south-facing rear garden, double garage and off-street parking for 2 cars.

With double hardwood doors opening to an impressive vestibule entrance hall. The hall, triple reception room / dining area and staircase are all laid in beautiful Italian marble. There is a designer cloakroom and also a study with fitted desk and units. The hall leads to the triple reception / dining area which is fully air conditioned and leads to the luxury enviable 22ft fitted kitchen with lovely views over the garden. There are double French doors leading to a stunning 61ft south-facing rear garden with flagstone patio, herb borders, mature trees and shrubs. Perfect for entertaining.

On the first floor are 5 bedrooms all with fitted wardrobes. There is a family bathroom with porcelain tiled floor, walls and wash hand basin in a vanity unit, panelled bath with thermostatic shower, Grohe fittings, bidet, low level WC, granite surfaces, down lights. and built-in speakers.

There is an en suite to the principal bedroom with porcelain floors, Grohe fittings and an impressive walk-in shower.

Overall, a stunning family home and we would recommend early viewing of this property.

Situated in a premier location, on the **Hanger Hill East (Haymills Estate)**, a conservation area. With access to **Hanger Lane & Park Royal** stations and local shopping facilities.

Also with access to **North Ealing & West Acton** stations with local shopping facilities and buses nearby towards **Ealing Broadway** station with Elizabeth Line connection & town centre and the A4, M4 & M40 motorways.

Well-placed for a number of local schools including Holy Family Catholic Primary, St Augustine's Priory, Ada Lovelace CofE High, Durston House, St Benedict's and Notting Hill & Ealing High.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024
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EPC Rating = D
Council tax band = H (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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03.09.2024 Ref: 9878

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD



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