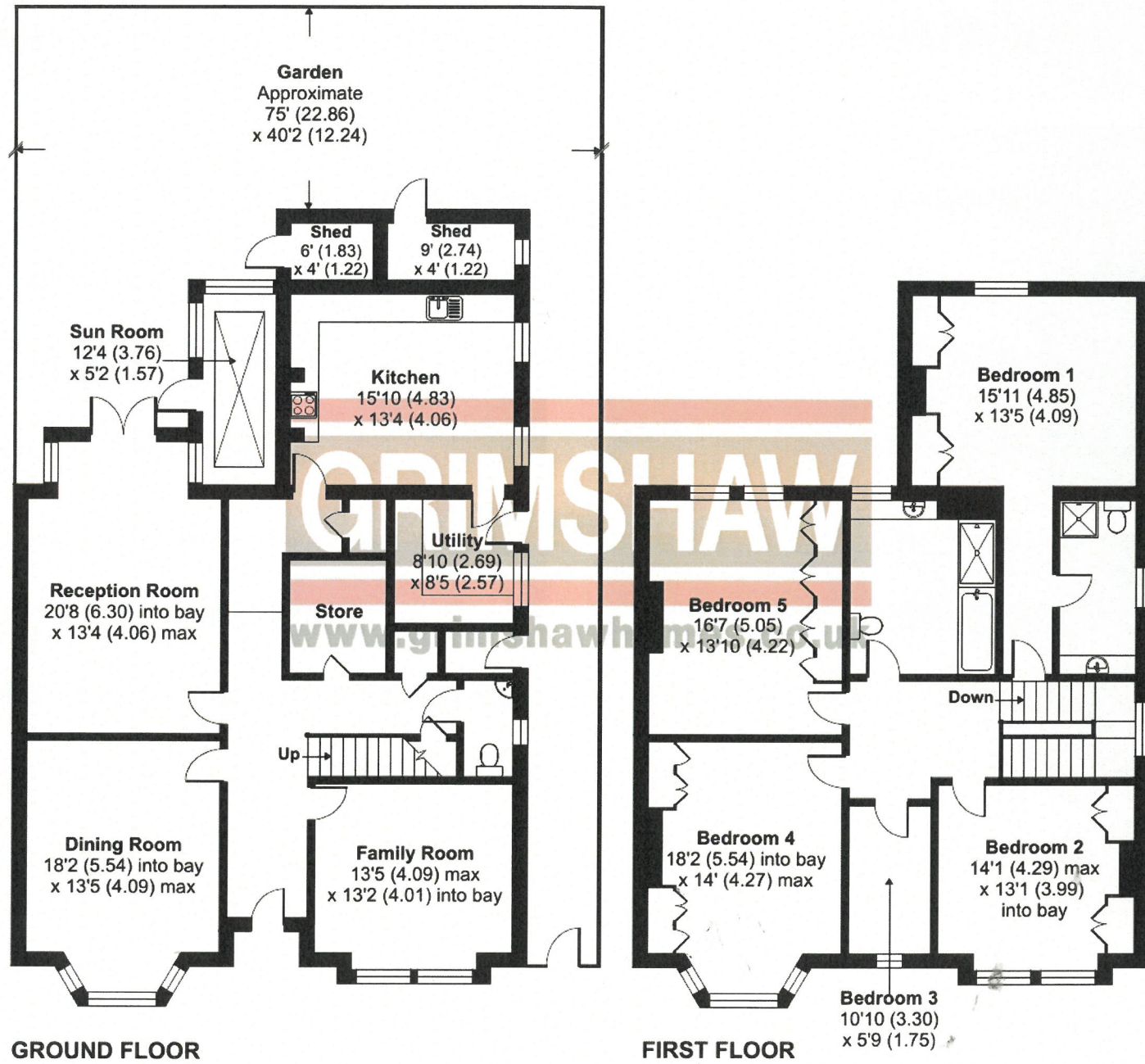


St. Leonards Road, London, W13

Approximate Area = 2746 sq ft / 255.1 sq m
 Sheds & Sun Room = 132 sq ft / 12.2 sq m
 Total = 2878 sq ft / 267.3 sq m

For identification only - Not to scale



St Leonards Road, Ealing, London W13 8PW Price: £2,995,000 Freehold - No Chain

An elegant detached double-fronted Victorian residence which has been beautifully restored and loved by its current owners. It boasts a plethora of original features and an abundance of character with many original fireplaces, wood floors, mouldings and a stunning 75ft mature westerly aspect walled garden. With potential to extend the property into the large loft and at the rear (subject to the usual regulations).

The impressive entrance hall has a stained glass front door. The front reception room is used as a study with a working wood burner fireplace surround. The other front reception room is a formal dining area with large bay window. To the rear of the property, the reception room has lots of natural light and a period fireplace-surround. The good-sized eat-in kitchen leads to a separate utility room with lots of storage. There is a guest WC off the hall. At the rear leading from the French doors, is an elegant Victorian conservatory with feature black & white tiles which frames the landscaped garden. It is an enviable 75ft west-facing garden with deep patio, long lawn, mature trees and borders – a home oasis, perfect for entertaining.

The elegant stairway leads to a spacious landing with lots of light from the large feature stained glass window. On the mezzanine level, the premier bedroom has fitted wardrobes, an en suite walk-in shower room and views over the rear garden. To the front of the property are 2 double bedrooms with fitted wardrobes. The larger bedroom has a bay window, and there is also a single bedroom/office. The family bathroom has a large bath and a walk-in shower. The 5th double bedroom also has fully fitted wardrobes.

There is off-street parking for 2-3 cars.

This property makes a beautiful family home offering modern luxury and timeless elegance and we would recommend early viewing.

Access to **Ealing Broadway** station with a large number of bars, restaurants, new cinema complex, **West Ealing** station with Elizabeth Line connection, Waitrose Superstore and good road connections.

Well-placed for a number of local schools including Durston House, St Benedict's, Twyford CofE High, Christ the Saviour Primary, Ada Lovelace CofE High, Notting Hill & Ealing High and Ellen Wilkinson High.





Council tax band = H (subject to confirmation)
EPC rating = E

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

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

16.09.2024 Ref: 9890

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

