



Sunderland Road, LONDON, W5

£999,950 *Freehold*



A charming four-bedroom Victorian house situated on the highly regarded Sunderland Road in South Ealing, offering approximately 1,447 sq ft (134.43 sq m) of total internal accommodation arranged over three floors. The property is presented in good overall condition, whilst offering scope for some light updating and modernisation, making it an excellent opportunity for a purchaser to personalise the house to their own taste.

KEY FEATURES

- Four Bed
- Freehold
- Chain-Free
- Residents parking
- 0.3 miles from Piccadilly Line Station



Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The ground floor provides a welcoming front reception room, alongside an impressive open-plan reception, dining room and kitchen with direct access to the rear garden, together with a convenient ground floor WC. The first floor offers two well-proportioned bedrooms, a versatile third room ideally suited as a home office or occasional guest bedroom, and a family bathroom. The second floor is dedicated to a generous principal bedroom with an adjoining bathroom and useful eaves storage. Externally, the property benefits from both front and rear gardens, with the rear garden measuring approximately 34'6" x 16'6".

LOCATION

Sunderland Road is ideally positioned for transport links, with South Ealing Underground Station on the Piccadilly Line Station approximately 0.3 miles away, Northfields Underground Station approximately 0.5 miles away, and Ealing Broadway approximately 0.8 miles away, providing access to the Central, District and Elizabeth lines. The property is also conveniently located for the shops, cafés and restaurants of South Ealing Road, whilst the extensive amenities of Ealing Broadway and the open spaces of Gunnersbury Park are within easy reach.





MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D

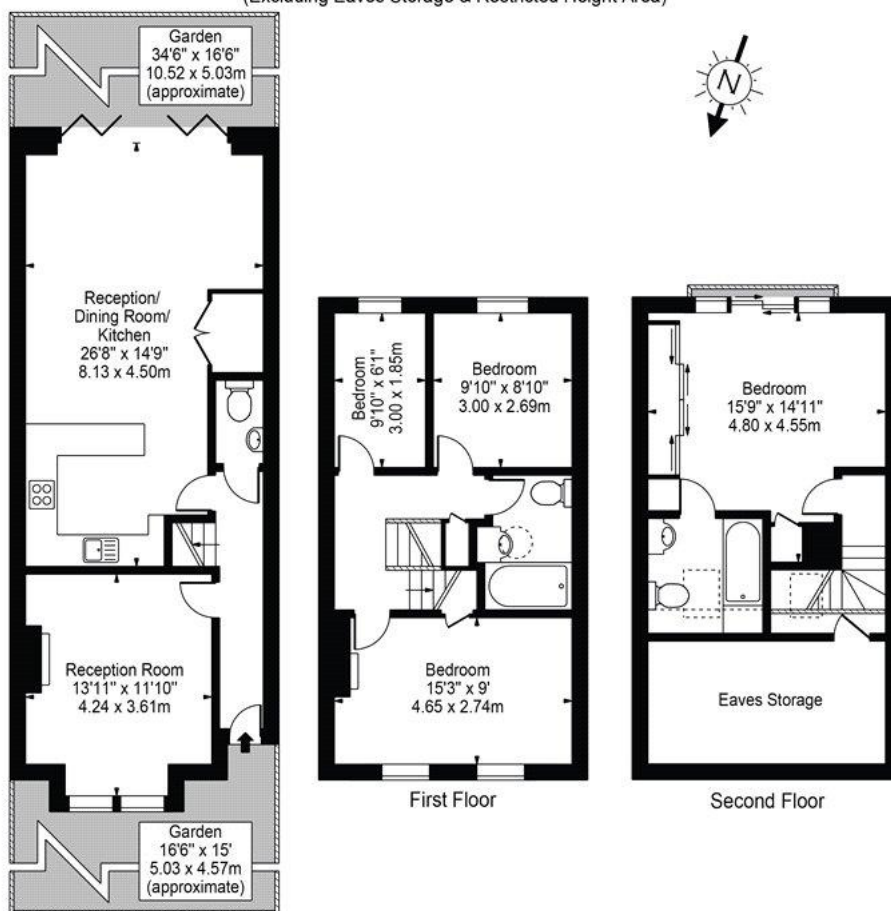
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Sunderland Road, W5

Approx. Total Internal Area 1447 Sq Ft - 134.43 Sq M
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1300 Sq Ft - 120.77 Sq M
(Excluding Eaves Storage & Restricted Height Area)



Ground Floor
For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.