



Warwick Road, W5

£1,360,000 *Freehold*

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An impressive four-bedroom family home, positioned in one of Ealing's most sought-after residential locations. Offering generous and versatile living accommodation, the property combines elegant proportions with excellent functionality, making it an ideal home for modern family life.

KEY FEATURES

Off-Street Parking.
Detached Garden Studio
Freehold
Private rear garden
Sought after location



Ealing & Acton

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DESCRIPTION

A standout feature is the spacious studio within the private rear garden, fitted with an en-suite bathroom and kitchen - providing an exceptional additional space that could serve as a home office, gym, creative studio or guest accommodation. The property also benefits from highly desirable off-street parking.

LOCATION

Set within a well-established residential setting, the house is conveniently located for the excellent amenities of Ealing, including independent shops, cafés, restaurants, highly regarded schools and an abundance of parks and green spaces. Ealing Broadway is also within easy reach, offering superb transport connections via the Elizabeth, Central and District lines, together with mainline services, while South Ealing and Ealing Common provide further underground links. Excellent road connections via the A4 and M4 offer convenient access to central London, Heathrow airport and beyond.

A rare opportunity to acquire a substantial and versatile four-bedroom home, enhanced by a generous garden, separate studio and off-street parking in a prime West London location.





MATERIAL INFO

Tenure: Freehold

Council Tax:

Main House -Band G

Garden Studio/annexe – Band A (Separately Assessed)

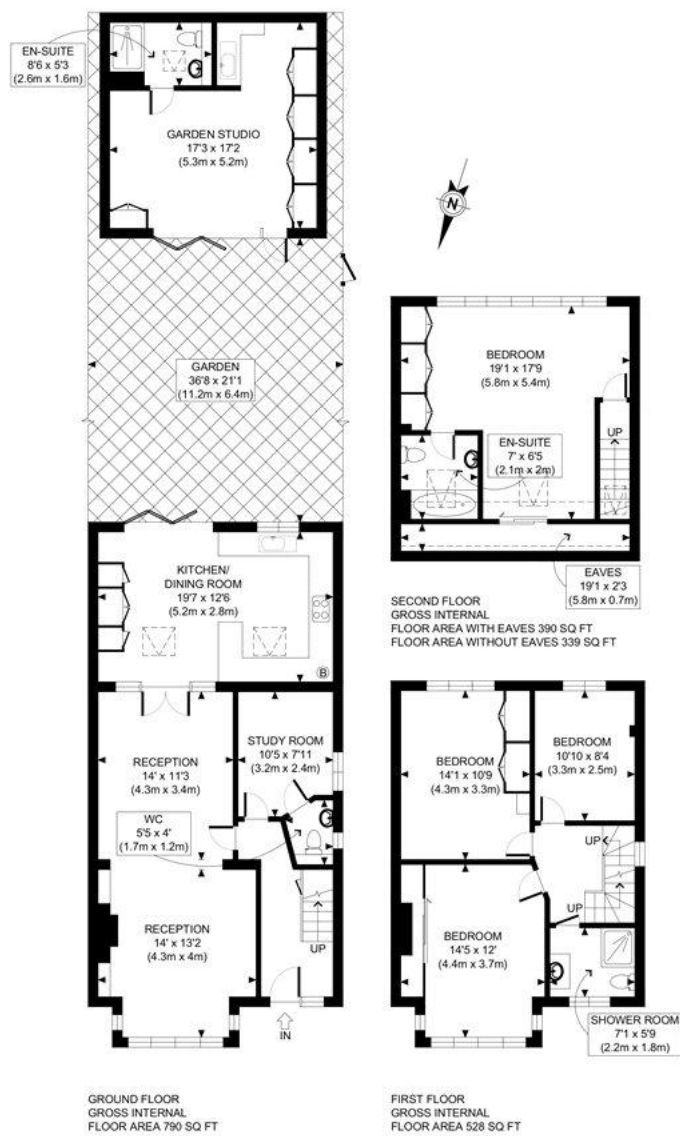
EPC rating: D

Detached Garden Studio/Annexe

A particularly useful, Detached garden studio providing versatile additional accommodation, comprising a generous studio room and en-suite facilities. The property also benefits from a separate Council Tax assessment for the garden annexe, currently Band A

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	61 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE/EAVES: 2004 SQ FT/ 186 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE/EAVES: 1657 SQ FT/ 154 SQM

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PROPERTY PHOTO PLANS
THE WAY OUR PLAN MAKERS SEE IT

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