



Gunnersbury Avenue, W5

£2,100,000 *Freehold*

6  2  4 

This exceptional detached residence offers an impressive 3,184 sq ft (295.8 sq m) of beautifully proportioned accommodation, complemented by a substantial 1,068 sq ft loft, detached summer house (310 sq ft), adjoining shed (54 sq ft) and WC. Presented in excellent condition throughout, the property combines elegant period features with stylish contemporary finishes to create a superb and exceptionally versatile family home. The ground floor is centred around an outstanding open-plan kitchen, dining and family room extending over 54 feet in length, providing an exceptional space for everyday living and entertaining with direct access onto the specially landscaped rear garden.

KEY FEATURES

- Six Bedrooms
- Gated Driveway
- Freehold
- Outhouse
- A/C fitted



Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

A separate reception room provides a formal living space. The open-plan kitchen/dining area benefits from air conditioning and underfloor heating, while a further ground-floor bedroom, utility room, cloakroom and WC create annexe-style accommodation, particularly suited to an elderly relative, live-in help or guests. The first floor comprises five well-proportioned bedrooms, including a principal suite with a dressing room and en-suite shower room. The dressing room could equally be used as a seventh bedroom or study, giving the property flexibility to provide up to seven bedrooms. A spacious family bathroom serves the remaining accommodation, with underfloor heating to all bathrooms and air conditioning provided to all bedrooms. Sound-insulating double glazing, internal secondary acoustic glazing, together with a comprehensive alarm and CCTV system, provide further privacy and security.

The second-floor loft spans approximately 1,068 sq ft and represents a major feature, offering considerable further potential for development, subject to the necessary planning consents. Externally, the property is exceptionally private, being well screened from Gunnersbury Avenue by established pleached trees and approached via electric sliding gates. A private driveway provides off-street parking for approximately three or four cars, accompanied by a 7kW EV charging point, while the rear garden incorporates a detached summer house, adjoining shed and WC, offering an ideal home office, gym, studio or entertaining space.

LOCATION

Situated on Gunnersbury Avenue, W5, the property is ideally positioned for excellent local amenities, outstanding schools and the open green spaces of Ealing Common and Gunnersbury Park. Transport links are superb, with Ealing Common Underground Station (District and Piccadilly Lines) approximately 0.3 miles away, Acton Town Underground Station approximately 0.5 miles away, and Ealing Broadway Station (Elizabeth Line, Central and District Lines and Great Western Railway) approximately 0.8 miles away, providing fast and convenient access into Central London and beyond.





MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
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		
55-68	D	62 D	73 C
39-54	E		
21-38	F		
1-20	G		

Gunnersbury Avenue, W5

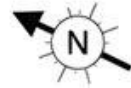
Approx. Gross Internal Area 3184 Sq Ft - 295.80 Sq M

(Excluding Loft, Summer House & Shed)

Approx. Gross Internal Area Of Loft 1068 Sq Ft - 99.22 Sq M

Approx. Gross Internal Area Of Summer House 310 Sq Ft - 28.80 Sq M

Approx. Gross Internal Area Of Shed 54 Sq Ft - 4.98 Sq M



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.