



## HEATHCROFT, LONDON, W5 £1,675,000 FREEHOLD

Nestled in the sought-after Haymills Estate, this exceptional five-bedroom detached residence offers spacious and versatile living across three well-designed floors. Perfectly blending classic charm with modern convenience, this impressive home is ideal for families seeking comfort, privacy, and generous outdoor space.

**EPC: D**  
**Council Tax: G**

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## DESCRIPTION:

Step inside to discover two bright and airy reception rooms, a dedicated study space ideal for working from home, and a separate fully fitted kitchen with ample storage and room to dine. A connected garage provides convenient internal access and additional storage options. To the rear, you'll find a beautifully landscaped, south-facing garden, perfect for entertaining or relaxing in the sun throughout the day. On the first floor, the property offers three generously sized double bedrooms, including one with a luxurious en-suite, plus a slightly smaller room with direct access to a private balcony—ideal as a guest room or nursery. A modern family bathroom serves the remaining bedrooms. The converted loft space houses a spacious primary double bedroom featuring its own en-suite bathroom and extensive built-in storage running along the eaves, making clever use of the space while maintaining a comfortable and airy feel. Additional highlights include off-street parking for two cars, excellent curb appeal, and the tranquillity of one of the area's most desirable residential pockets. This is a rare opportunity to acquire a truly versatile and spacious family home in a prestigious West London location, combining peaceful suburban living with easy access to transport links, local schools, and amenities.



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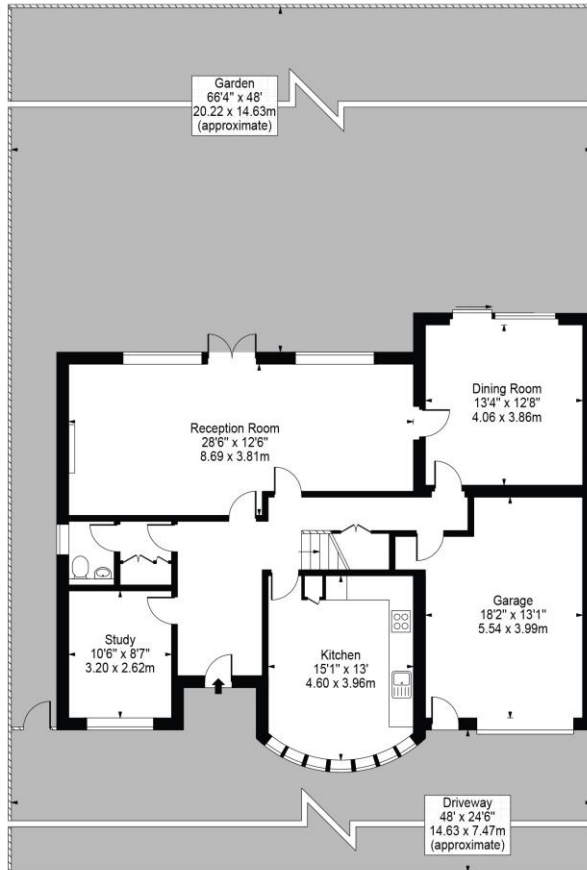
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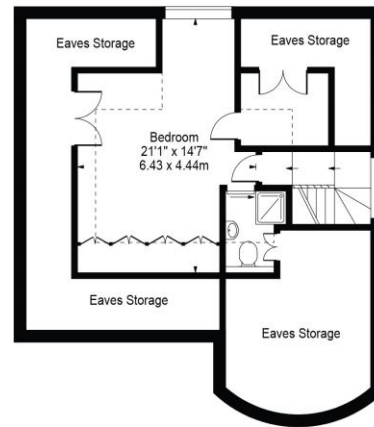
## Heathcroft, W5

Approx. Total Internal Area 2913 Sq Ft - 270.63 Sq M  
(Including Eaves Storage, Restricted Height Area & Garage)

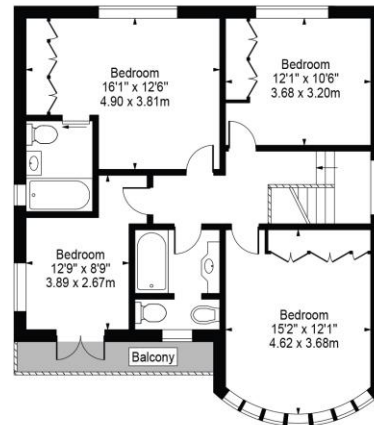
Approx. Gross Internal Area 2105 Sq Ft - 195.56 Sq M  
(Excluding Eaves Storage, Restricted Height Area & Garage)



Ground Floor



Second Floor



First 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: G

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.

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