



DELAMERE ROAD, EALING, LONDON, W5  
£1,650,000 FREEHOLD

EPC: C  
Council Tax: G

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## DESCRIPTION:

Substantial semi-detached family home which is offered to the market in very good condition throughout and with no onward chain. The accommodation is arranged over three floors and provides over 2,500 sq ft of internal space. The ground floor features an expansive double reception room which leads to a dining area with floor-to-ceiling bi-folding doors opening onto a secluded 69' rear garden. In addition, there is a large fully-equipped eat-in kitchen with separate utility room, a study, guest toilet and another useful room / bedroom. The first floor comprises large principle bedroom suite with a walk-in wardrobe and generous en-suite bathroom as well as two further bedrooms and a family bathroom. The top floor houses two further bedrooms, one of which has an en-suite bathroom. The house further benefits from wooden floors, air conditioning, off-street parking to the front and fully-tanked outbuilding at the end of the garden. In-person viewings are highly recommended! The property is situated within a desirable residential area, located South-East from Ealing Broadway, and within close proximity of the open green spaces of Ealing Common and Gunnersbury Park. Commuters benefit from a wide variety of transport links close by, and motorists have easy access in and out of London via the M4 and A406.



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## Delamere Road, W5

Approx. Gross Internal Area 2545 Sq Ft - 236.44 Sq M

(Including Eaves Storage, Restricted Height Area & Excluding Outbuilding)

Approx. Gross Internal Area 2389 Sq Ft - 221.95 Sq M

(Excluding Eaves Storage, Restricted Height Area & Outbuilding)

Approx. Gross Internal Area Of Outbuilding 254 Sq Ft - 23.60 Sq M



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.

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		
55-68	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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