



CARBERY AVENUE, LONDON, W3

**£1,850,000 FREEHOLD**

EPC Band: D  
Council Tax Band: G

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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## DESCRIPTION:

Substantial and fully extended semi-detached family home offering over 2,600 sq ft of internal living space. The house is comprised of five bedrooms, four bathrooms, a front reception room as well as an expansive open-plan lounge / dining area with fully-equipped kitchen, utility room and a downstairs guest cloakroom. The property is offered in very good condition throughout and further benefits from a secluded well-manicured East-facing rear garden with a garage. Situated on a quiet tree-lined street within a sought-after residential area, the house is in close proximity to the numerous local amenities of Gunnersbury Lane as well as a variety of transport links including Acton Town and Ealing Common underground stations. The open green spaces of Gunnersbury Park and The Common are also close by.



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## Carbery Avenue, W3

Approx. Gross Internal Area 2619 Sq Ft - 243.31 Sq M  
(Including Eaves Storage, Restricted Height Area & Excluding Garage)

Approx. Gross Internal Area 2381 Sq Ft - 221.20 Sq M  
(Excluding Eaves Storage, Restricted Height Area & Garage)

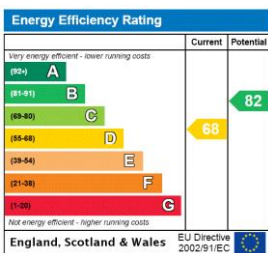
Approx. Gross Internal Area Of Garage 145 Sq Ft - 13.47 Sq M



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.

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.



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