Northfields

ARLINGTON ROAD
W13

....

£1,100,000

Offers In Excess Of

Ealing

ARLINGTON ROAD, W13
£1,100,000 - OIEO

Double Reception Room	Spacious Kitchen/ Dining Room	Four Bedrooms	One Bathroom	On Street

A beautifully appointed Edwardian, end of terrace, four bedroom, family home with plenty of period charm, high ceilings, original cornicing, feature fireplaces and a well maintained mature garden.

As you enter the wide hallway of this charming property the generous proportions are evident, this impressive house sits on the borders of the prestigious St Stephens area.

The ground floor boasts a large through reception room, a kitchen diner, a functional utility room & WC. On the first floor there are three spacious double bedrooms and they have the benefit of a modern family bathroom. The second floor is thoughtfully converted to accommodate a master bedroom and bathroom.

Located in this desirable family area it is surrounded by reputable local schools such as Notting Hill & Ealing High School, St Benedict's and Drayton Manor High. It is also within walking distance to West Ealing Station which will benefit from future Crossrail and Waitrose, for your weekly shop.

EPC RATING: D
LOCAL AUTHORITY: London Borough of Ealing
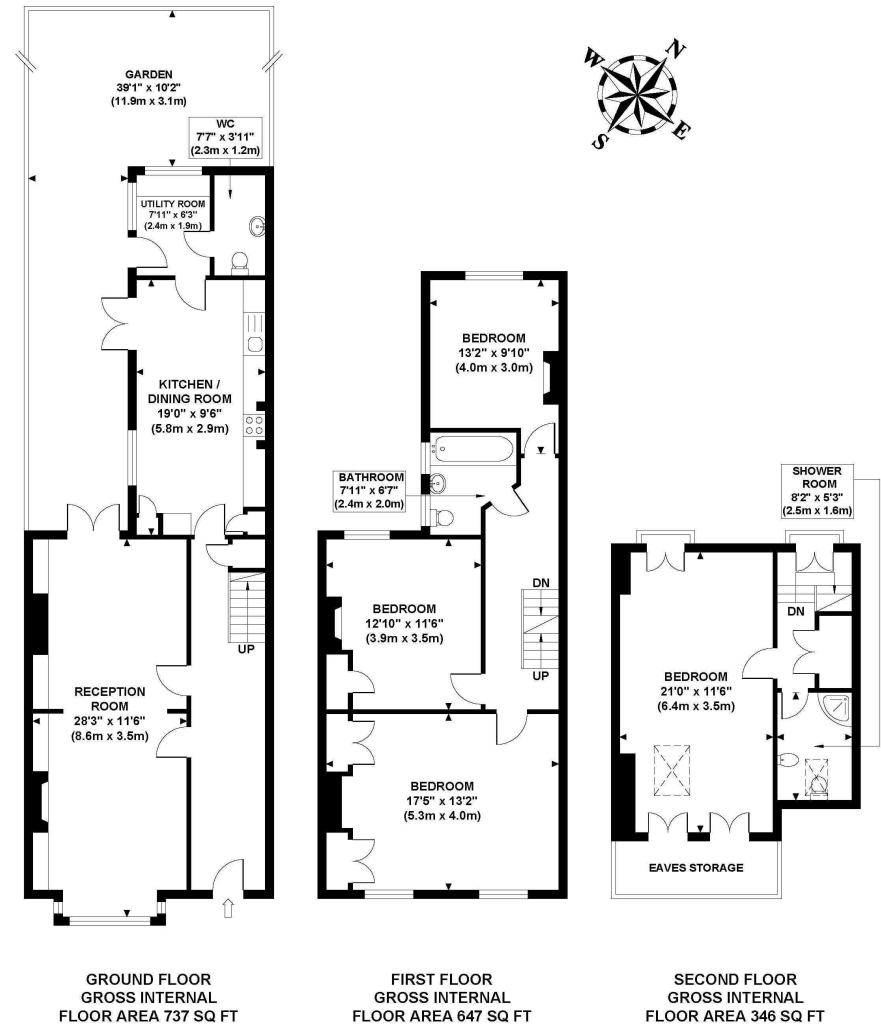COUNCIL TAX BAND: F
TENURE: Freehold

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ARLINGTON ROAD
Approximate Gross Internal Area
1730 sq ft / 160.70 sq m

GARDEN
39'1" x 10'2"
(11.9m x 3.1m)

WC
7'7" x 3'11"
(2.3m x 1.2m)

UTILITY ROOM
7'11" x 6'3"
(2.4m x 1.9m)

KITCHEN / DINING ROOM
19'0" x 9'6"
(5.8m x 2.9m)

BEDROOM
13'2" x 9'10"
(4.0m x 3.0m)

BATHROOM
7'11" x 6'7"
(2.4m x 2.0m)

SHOWER ROOM
8'2" x 5'3"
(2.5m x 1.6m)

RECEPTION ROOM
28'3" x 11'6"
(8.6m x 3.5m)

BEDROOM
12'10" x 11'6"
(3.9m x 3.5m)

DN

UP

BEDROOM
21'0" x 11'6"
(6.4m x 3.5m)

DN

BEDROOM
17'5" x 13'2"
(5.3m x 4.0m)

EAVES STORAGE

UP

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 737 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 647 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 346 SQ FT

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
GB PRO PHOTOS

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