



Craven Avenue, Ealing, W5

£1,575,000

- Six Bedrooms
- Magnificent Period Property
- Elegant Double Fronted Facade
- Three Bathrooms
- Mature Private Garden
- Prime Heart of Ealing Location
- Stunning Period Features
- Two Reception Rooms
- A Home of Generous Proportions Over Three Floors



Northfields

Craven Avenue, Ealing W5

£1, 575,000

This impressive detached, six-bedroom, Edwardian home boasts a striking double fronted façade, with grand proportions.

Located on a premier tree lined road in the heart of Ealing this magnificent home offers many period features including high ceilings, period fireplaces and stunning cornicing.

With instant kerb appeal the elegant stain glass front door leads into the spacious entrance and through to the two reception rooms, kitchen diner and guest cloakroom.

Each reception room is bathed in natural light from the large bay windows showcasing the period features and generous dimensions.

The large traditional kitchen offers a multitude of storage options, plenty of worktop space, a functional island and space for a dining table and chairs. For additional convenience there is a downstairs guest cloakroom.

On the first floor you will find four bedrooms (Three doubles and a generous single) and a modern family bathroom.





The thoughtfully extended loft houses two double bedrooms one with a stylish en-suite and another modern family bathroom.

This family home radiates character and charm and has been well maintained and improved over the years. The beautifully manicured private garden has been landscaped to offer privacy and an area for alfresco dining.

LOCATION

The boroughs awarding parks, Lammas and Walpole are a short distance away which are perfect for relaxation and exercise.

Parents will be eager to know that this home is also conveniently located for a number of excellent private and state schools, including Notting Hill & Ealing High, Twyford CofE High and Christ the Saviour CofE Primary School.

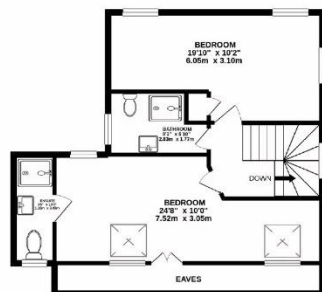
The Ealing Broadway centre is within walking distance delivering plenty of choice for shopping and dining as well as fantastic transport links on your doorstep. These include the imminent arrival of Crossrail, the Central Line, District Line, National Rail and Paddington Express.



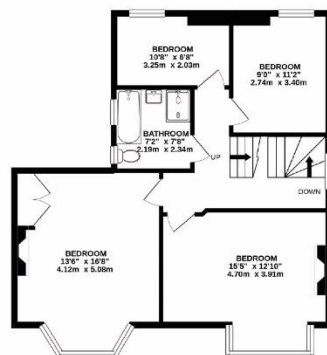


CRAVEN AVENUE

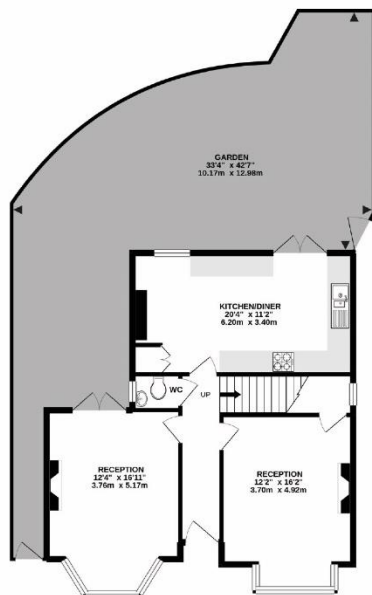
Approximate Gross Internal Area
2040 sq ft / 190 sq m



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 612 SQ FT approx



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 717 SQ FT approx



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 710 SQ FT approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE
FREEHOLD

LOCAL AUTHORITY
London Borough of Ealing

COUNCIL TAX BAND
G

VIEWING
Strictly by appointment with Northfields Office.

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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