



SYDNEY ROAD  
W13

£625,000

Ealing





# SYDNEY ROAD, W13

£625,000



Reception Room



Kitchen



Three bedrooms



Two Bathrooms



Residents parking

Benefiting from its own private entrance, large proportions and a layout over three floors, this flat creates the feeling that you are in a house. This is a newly converted three double bedroom, two bathroom split level conversion flat, which has been stripped back to the bare brick and restored to a very high standard. The attention to detail and the finish further adds to the appeal of what us a truly wonderful home. The master bedroom has a generous en-suite shower room plus there is the option to create a walk-in wardrobe / dressing room. This period home further benefits from a large open-plan kitchen living space, a Jacuzzi bath within the main bathroom, separate utility / washer dryer cupboard and other very ample storage facilities, including an illuminated and carpeted eaves space.

You will see period style features added, which blend with modern satin chrome and tasteful decorative finishes throughout, allied with new high-end 'Grohe' bathroom fittings and 'AEG / Bosch' kitchen appliances. The very high-end finish includes 'turn key' features such as all TV / media / USB points, bespoke window shutters, bespoke black-out curtains and blinds fitted throughout by a local curtain professional, and upscale integrated bedroom wardrobes.

Situated in a highly sought-after family friendly location close to a variety of shopping options, public transport links and within the catchment area for Oaklands Primary School & Elthorne High school.

EPC RATING: D

LOCAL AUTHORITY: Ealing

COUNCIL TAX BAND: E

LENGTH OF LEASE: 999 years from 2020 Share of Freehold.

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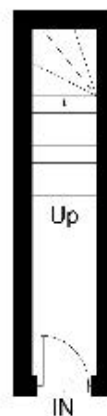
## Sydney Road

Approximate Gross Internal Area = 73.4 sq m / 789 sq ft  
(Excluding Reduced Headroom)

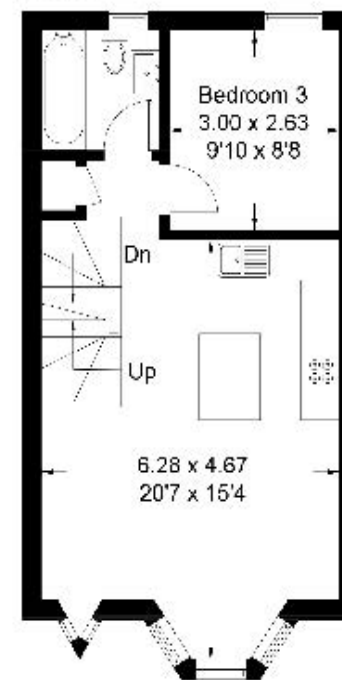
Reduced Headroom = 12.8 sq m / 138 sq ft

Total = 86.2 sq m / 927 sq ft

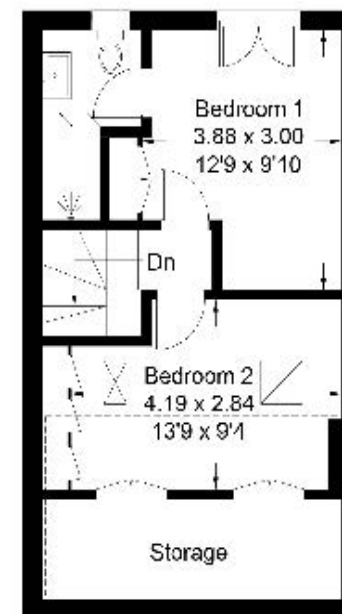
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
57 sq ft / 5.3 sq m



**First Floor**  
442 sq ft / 41.1 sq m



**Second Floor**  
290 sq ft / 27 sq m  
(Excluding Reduced Headroom)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID: 638347)



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