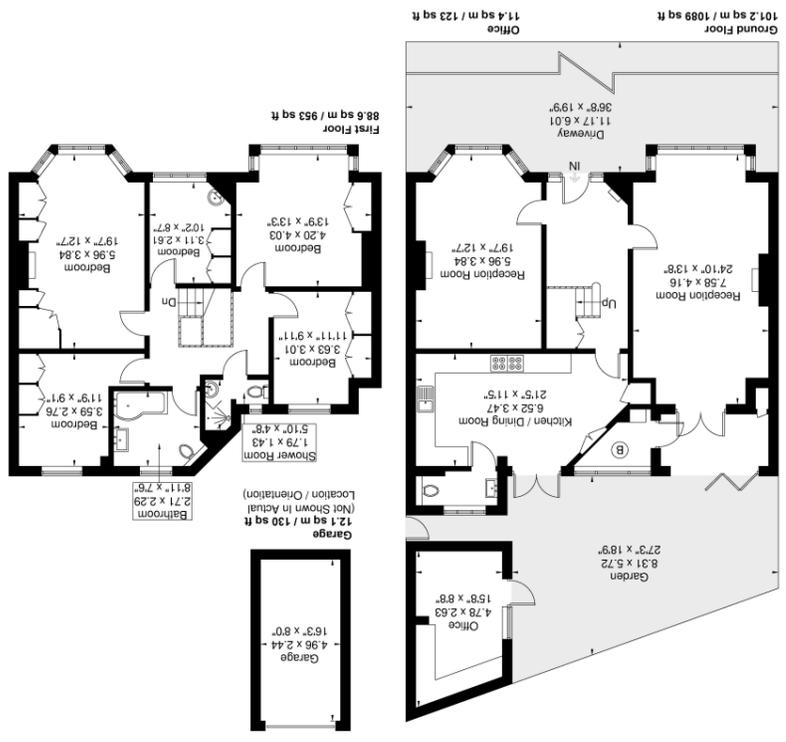


| England, Scotland & Wales                   |           |
|---|-----------|
| EU Directive 2002/91/EC                     | Potential |
| Very energy efficient - lower running costs | A (92+)   |
|   | B (81-91) |
|   | C (69-80) |
|   | D (55-68) |
|   | E (39-54) |
|   | F (21-38) |
| Not energy efficient - higher running costs | G (1-20)  |
|   | 49        |
|   | 67        |
|   | Current   |
| <b>Energy Efficiency Rating</b>             |           |

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



**Lavington Road**  
 Approximate Gross Internal Area = 189.8 sq m / 2043 sq ft  
 Office = 11.4 sq m / 123 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Total = 213.3 sq m / 2296 sq ft



2 Lavington Road, London. W13 9NW.

£1,650,000





Located on a much sought after road, this imposing detached home is moments from both Lammas and Walpole Parks. The neighbourhood shops, restaurants and Piccadilly Line station on Northfield Avenue are close by and a stroll through Walpole Park will bring you to Ealing Broadway Town Centre. West Ealing and Ealing Broadway are served by the recently opened Elizabeth Line, providing access to The City, Paddington, Heathrow and beyond.

The house itself is generous with accommodation spread well over 2000sqft to provide five good sized bedrooms, and three receptions including a large kitchen/diner. There is also multiple bathrooms, utility room and outside there is a separate versatile outhouse which would make an ideal home office. Also at the exterior there is off street parking for multiple vehicles as well as a detached garage. The home also lends itself to the potential of extending further into the loft (subject to usual planning permissions) as per neighboring houses.

Viewings are strictly by appointment with ourselves the sole agents.

#### Main Reception

24' 10" x 13' 8" (7.57m x 4.17m) Front aspect double glazed bay window, feature fireplace, ornate ceiling, radiator, tiled floor

#### Lounge

19' 7" x 12' 7" (5.97m x 3.84m) Front aspect double glazed bay window, feature fireplace, ornate ceiling, radiator, wood floor

#### Kitchen / Dining Room

21' 5" x 11' 5" (6.53m x 3.48m) Rear aspect double glazed window and French doors to garden, range of eye and base level units with granite worktop, space for 'aga style' cooker with extractor hood over, under counter sink, tiled floor, spot lights

#### Utility Area

Rear aspect double glazed window, plumbing and space for washing machine, wall mounted boiler

#### Cloakroom

Rear aspect double glazed window, low level WC

#### Bedroom 1

19' 7" x 12' 7" (5.97m x 3.84m) Front aspect double glazed bay window, radiator, fitted wardrobes

#### Bedroom 2

13' 9" x 13' 3" (4.19m x 4.04m) Front aspect double glazed bay window, radiator, fitted wardrobes

#### Bedroom 3

11' 11" x 9' 11" (3.63m x 3.02m) Rear aspect double glazed window, radiator, fitted wardrobes

#### Bedroom 4

11' 9" x 9' 11" (3.58m x 3.02m) Rear aspect double glazed window, radiator, fitted wardrobes

#### Bedroom 5

10' 2" x 8' 7" (3.10m x 2.62m) Front aspect double glazed window, radiator, fitted wardrobes

#### Shower Room

Rear aspect double glazed window, shower cubicle, vanity wash hand basin, low level WC, radiator, tiled walls and floor extractor fan

#### Family Bathroom

Rear aspect double glazed window, panel enclosed bath with shower, vanity wash hand basin, low level WC, radiator, tiled walls and floor extractor fan

#### Garden

Mainly paved with pergola area, outside lighting and power

#### Out Building

15' 8" x 8' 8" (4.78m x 2.64m) Double glazed, laminate floor, power and light

#### Garage

16' 3" x 8' 0" (4.95m x 2.44m)

