



Northfields

INGLIS ROAD
W5

£1,500,000

Ealing

INGLIS ROAD, W5

£1,500,000

Casa Albina is a wonderful and impressive four bedroom detached family villa set back from the road within a beautiful walled 360 degree garden. This architect designed Dutch gable style property was built in 1955 and the current owners bought it from the architect, it also has the additional benefit of a gated driveway with garage.

Inglis Road is a quiet tree-lined cul-de-sac, close proximity to Ealing Common underground station and local shopping parade. Ealing Broadway town centre is also within easy reach providing a variety of shopping, eating and transport options including Ealing Broadway station which will be home to the future Cross Rail service.

- Detached four bedroom house
- Beautiful walled wrap-around garden
- 34 ft. Kitchen/ dining room
- 27 ft. Reception
- Highly sought-after Ealing Common location
- Ample storage above the garage
- Four double bedrooms one with kitchenette

At a glance



Four Bedrooms



Three Bathrooms



Ealing Common



Sainsbury's local



Twyford Church of England
High School



Ealing Common

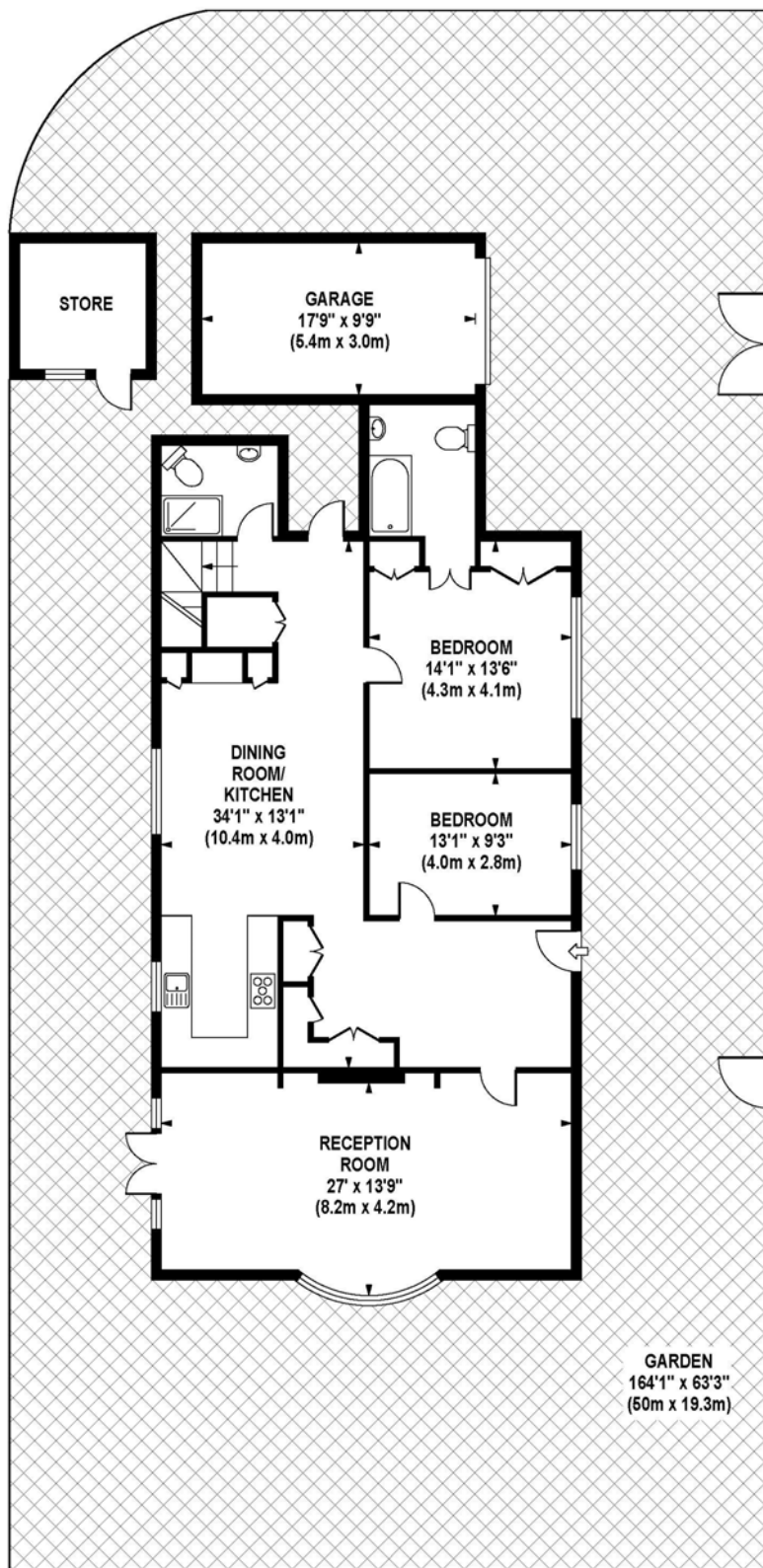






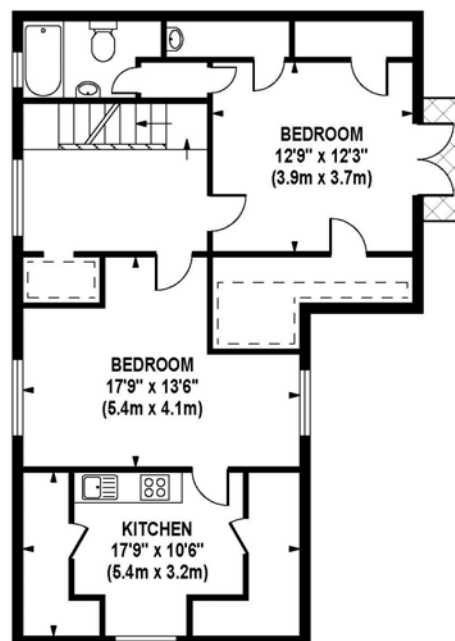
APPROXIMATE GROSS INTERNAL AREA

2243 sq ft / 208.4 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1395 SQ FT

INGLIS ROAD
Approximate Gross Internal Area 2243 sq ft / 208.4 sq m
(Excluding Garage & Store)



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 848 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

LOCATION

Populated by fine avenues of chestnut trees, the Common itself is one of Ealing's many open spaces. The area lays just a few minutes' walk from Ealing Broadway's lively and convenient shopping centre. The independent Falcon School for Girls is situated on Ealing Common and the area affords easy access to all Ealing's schools including, Christchurch and St Saviour's Church of England Junior schools and independent schools such as Durston House and St Benedict's.



GENERAL

POSTCODE: W5

LOCAL AUTHORITY: London Borough of Ealing

COUNCIL TAX BAND: G

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	59	73	69
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PROPERTY LOCATION



Cross rail update:

Ealing Broadway Station will be home to the future Cross Rail development which is expected to open in December 2019. There will be up to ten services an hour in each direction that will serve Ealing Broadway Station, making it quicker and easier to get to destinations across London and Berkshire. Passengers will be able to get to Bond Street in just 11 minutes and Liverpool Street in 18 minutes, while the journey to Canary Wharf will only take 25 minutes.

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a plan for you to make it happen.

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