



Northfields

Sunnyside Road, W5

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£1,400,000

Ealing

## SUNNYSIDE ROAD, W5

£1,400,000

Occupying a prestigious address, this semi-detached residence showcases a generously sized through-lounge, a separate kitchen, five bedrooms; one of which is currently being used as an office, two bathrooms; one ensuite, a ground floor WC and a south-facing garden to the rear.

Situated in the heart of Ealing this property is conveniently located for the array of well-known retailers, restaurants and cafes in Ealing Broadway shopping Centre and is within easy reach of Ealing Broadway's multi-line station which will be home to the forthcoming Crossrail service.

- Semi-detached period residence
- Four/ five bedrooms
- Through-lounge
- Separate kitchen
- Two bathrooms & ground floor WC
- Southerly aspect garden
- Potential to extend (STPP)

### At a glance



Four Bedrooms



Two Bathrooms



Ealing Broadway



Ealing Broadway  
Shopping Centre



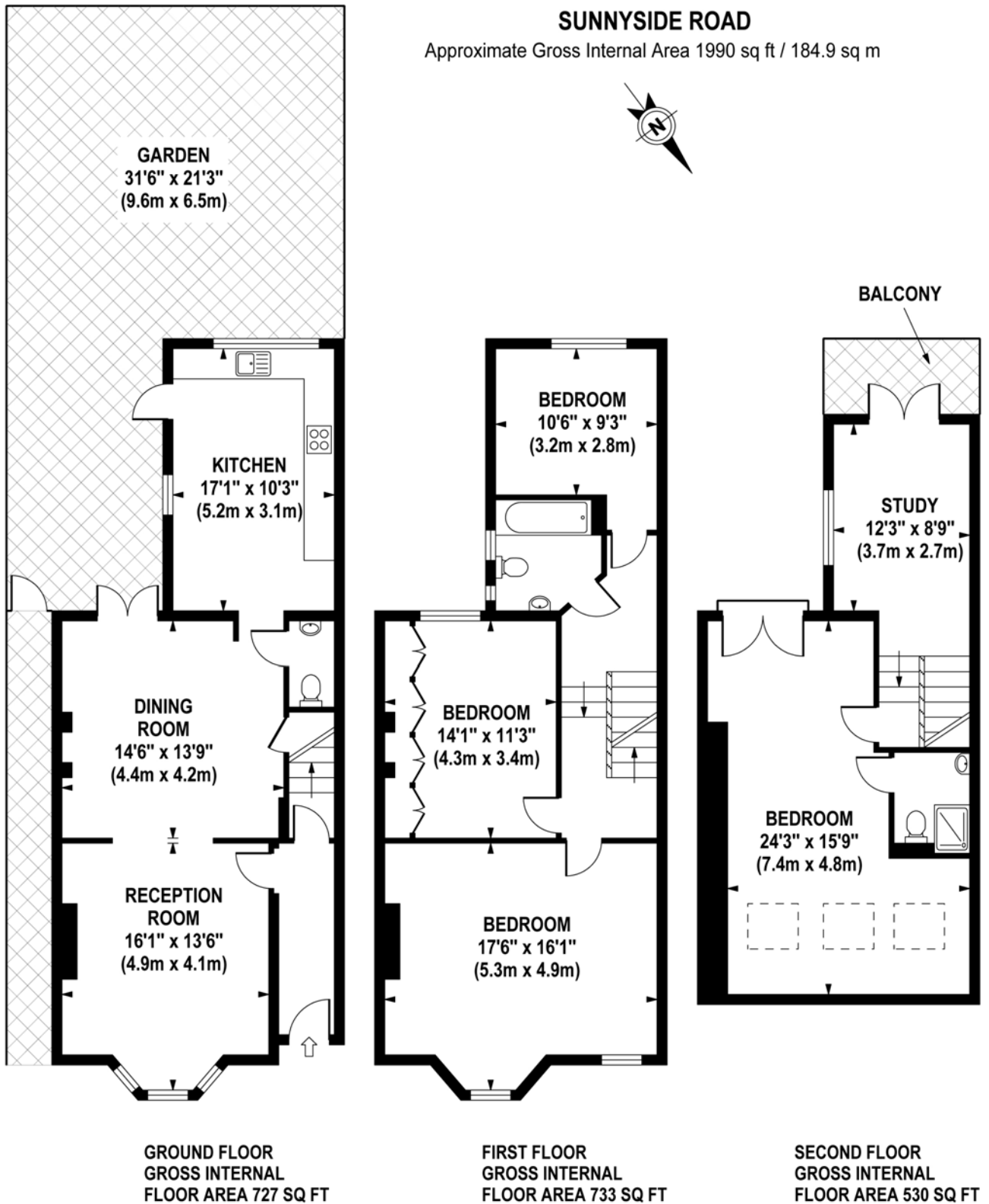
Grange Primary  
School



Walpole Park

# APPROXIMATE GROSS INTERNAL AREA

1990 sq ft / 184.9 sq m



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

Bordered by Ealing Studios and the beautiful Lammas and Walpole parks, Ealing's shopping centre is a vibrant mix of shops and eateries. Popular schools with local families include Christchurch & St Saviour's Church of England schools and independent schools such as Notting Hill & Ealing School for Girls, Durston House and St Benedict's. The Central, District line and National Rail connections at Ealing Broadway station link Ealing to Central London & Heathrow airport and Crossrail will be available in 2018.



## GENERAL

POSTCODE: W5  
 LOCAL AUTHORITY: Ealing  
 COUNCIL TAX BAND: G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		61	63
			53
			53
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



## PROPERTY LOCATION



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a plan for you to make it happen.

Ealing Broadway

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