



18 Kings Avenue,
Ealing, W5 2SH





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A WONDERFUL OPPORTUNITY TO ACQUIRE A CLASSIC EALING DETACHED DOUBLE FRONTED VICTORIAN RESIDENCE THAT HAS BEEN REMODELLED AND EXTENDED REGARDLESS OF COST TO PROVIDE A SUMPTUOUS AND SPACIOUS FAMILY HOME EXTENDING TO OVER 5000 sq ft (480 sq M)

Kings Avenue is a very quiet, tree lined, avenue in the heart of the Mount Park Conservation area, one of Ealing's prime locations. From where it is only a short stroll to *Haven Green* and Ealing Broadway Station, soon to be a major hub on Crossrail/Elizabeth Line.

This elegant period house has been the subject of a recent and all encompassing program of refurbishment to a level rarely seen and must be viewed to be appreciated. Stylish and sophisticated throughout yet retaining a wealth of valuable original features.

In brief the accommodation offers Entrance Hall, Elegant Drawing Room, Family/Dining Room, Fantastic Kitchen cum Principal Living Area, Boot Room, Media/Cinema Room with theatre quality screen, Gym, Indoor "Endless" Pool, Expansive Principal Bedroom Suite, 5 Further Bedrooms with ample Bathroom/Shower Room Facilities, Forecourt Parking, Landscaped Garden with lighting scheme and automated irrigation, Under Floor Heating to most areas, Sonos Media System with ceiling speakers throughout, EPC rating D.

For Sale Freehold



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Approximate Gross Internal Area

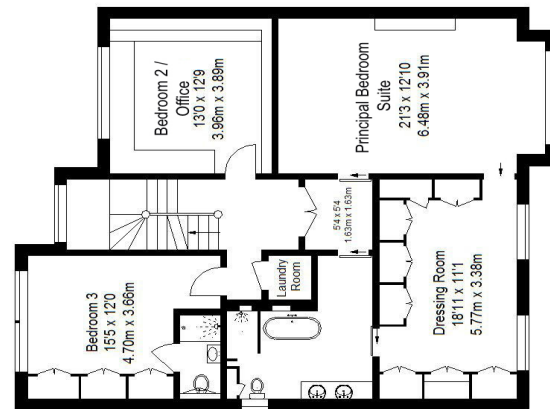
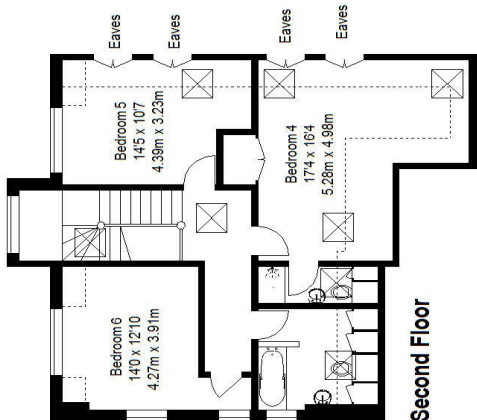
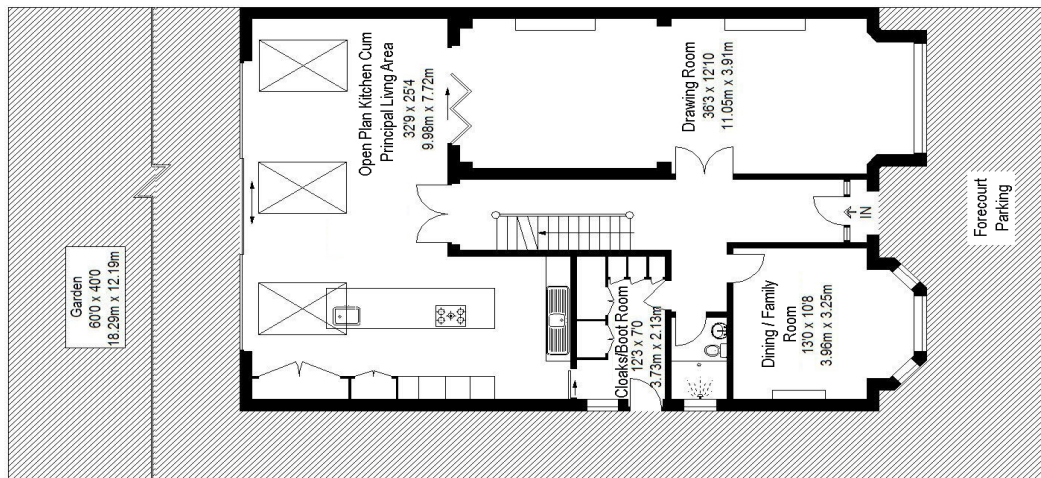
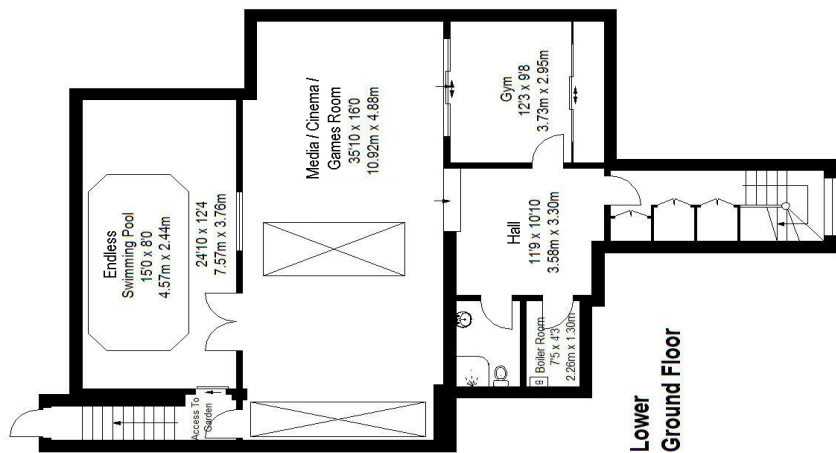
Lower Ground Floor = 1440 sq ft / 133.8 sq m

Ground Floor = 1675 sq ft / 155.7 sq m

First Floor = 1186 sq ft / 110.2 sq m

Second Floor = 853 sq ft / 79.2 sq m

Total = 5154 sq ft / 478.9 sq m



□ = Reduced headroom below 1.5 m / 5'0"

IMPORTANT NOTICE Sinton Andrews, their clients and any joint agents give notice that:

(i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Sinton Andrews have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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