



13 Tring Avenue,
Ealing Common, W5 3QA





13 Tring Avenue, Ealing Common, W5 3QA

One of Ealing's Finest – a unique period residence which has been renovated to the highest standard with an amazing west facing garden extending some 225'.

Tring Avenue is a quiet, tree lined avenue conveniently located a short stroll from the lovely open spaces of Ealing Common and less than a five minute walk to the local shops and Ealing Common tube station for Piccadilly and District line trains.

This gracious and exceptionally spacious detached double fronted Victorian residence has recently been expertly and expensively renovated and is now quite probably one of the finest homes in Ealing. It features the lofty, elegant rooms you would expect in properties of this calibre, enhanced by stylish and sophisticated modern design and features that blend harmoniously with the numerous and valuable period hallmarks that it retains.

A brief synopsis of the accommodation together with an idea of just some of the features the house offers : Wide, Welcoming Entrance Hall, 33' Drawing Room, Sitting Room/Study, Family/ Music/Games Room, Spectacular Family Kitchen/Principal Living Area, Fantastic Master Bedroom Suite, 6 Further Double Bedrooms (3 with en suite facilities), Main Family Bathroom, **Fully Self –Contained “Granny/Au Pair” Annexe**, Landscaped 225' West Facing Garden with 75' Artificially turfed Football Pitch/Play Area, Sonos media System, All Bedrooms Fully Air Conditioned, Off Street Parking for 6 cars. EPC Rating C.

For Sale Freehold



13 Tring Avenue, Ealing W5 3QA

Approximate Gross Internal Area

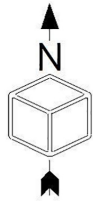
Ground Floor = 2099 sq ft / 195.0 sq m

First Floor = 1474 sq ft / 136.9 sq m

Second Floor = 1304 sq ft / 121.2 sq m

Annexe = 285 sq ft / 26.5 sq m

Total = 5162 sq ft / 479.6 sq m



Ground Floor

First Floor

Second Floor

= Reduced headroom below 1.5 m / 5'0"

**SINTON
ANDREWS**

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.

Sinton Homes
8 Spring Bridge Road
London W5 2AA
Telephone +44 (0) 20 8566 1990
sales@sintonhomes.com
www.sintonhomes.com