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**4 AMHERST ROAD, EALING, W13 8ND**

Map Ref.

**A VERY SPACIOUS AND PARTICULARLY ELEGANT  
LATE VICTORIAN VILLA IN THIS FINE LOCATION**



This prime period house has been our clients much loved home for many years during which it has been impeccably maintained and tastefully restored. *It has the lofty, well-proportioned room you would expect that retains many of the valuable original features. Warmed by gas fired central heating, it has a well fitted kitchen / breakfast room plus three modern bathrooms (1 en suite).*

Perfectly located, just off Castlebar Road therefore within a comfortable stroll of Haven Green with Ealing Broadway Town Centre and station beyond, soon to be a significant link on Crossrail/The Elizabeth Line. The accommodation is described in more detail as

**STORM PORCH**

Original front door with stained glass panels to:


**SPACIOUS ENTRANCE  
HALL**

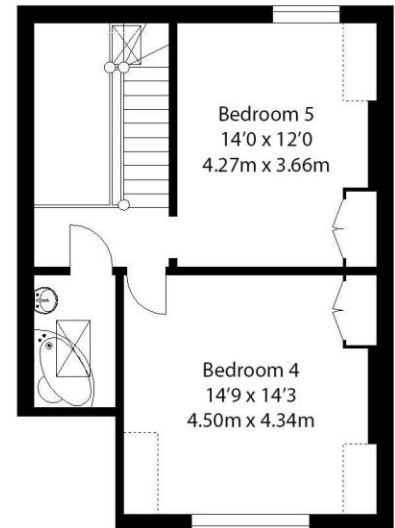
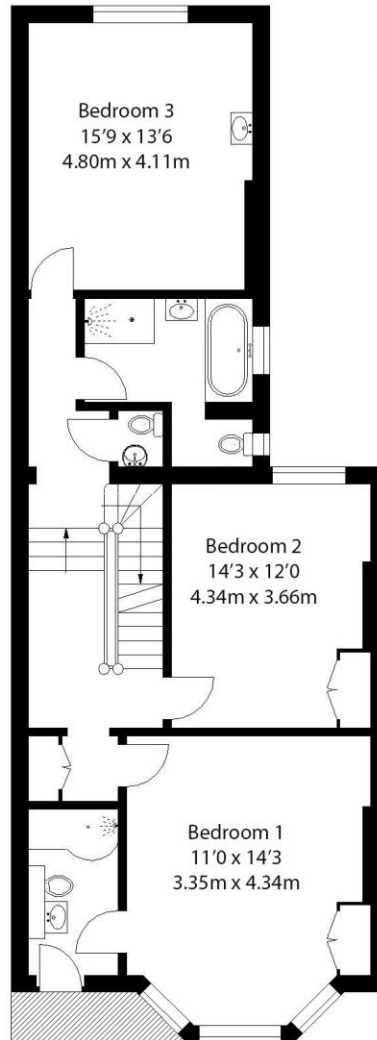
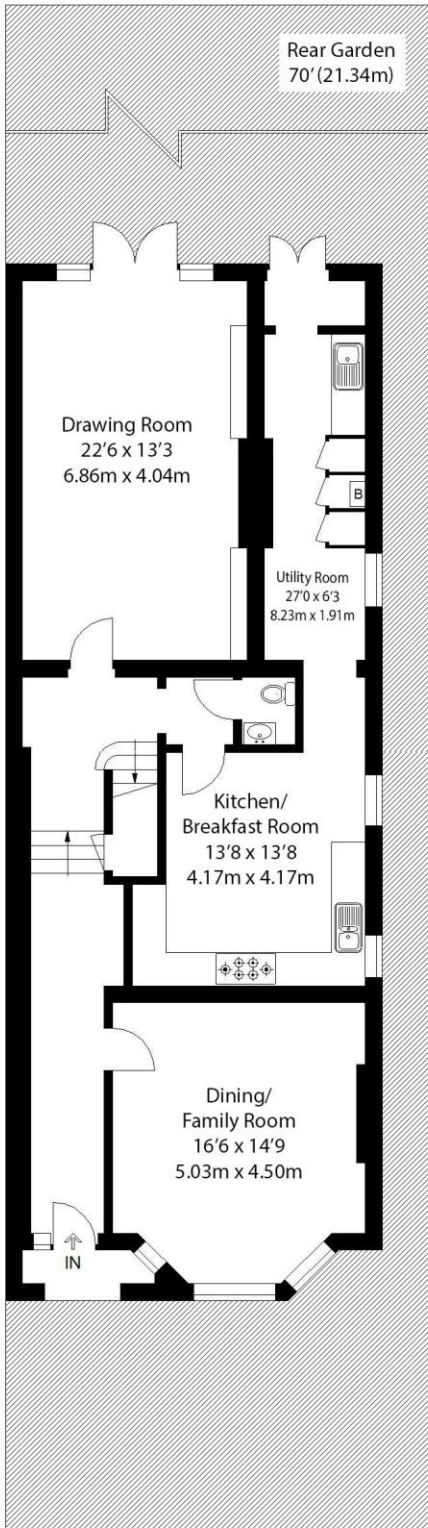
Cupboard downstairs. Ceiling cornice.

# 4 Amherst Road, Ealing W13 8ND

Approximate Gross Internal Area  
 Ground Floor = 1145 sq ft / 106.4 sq m  
 First Floor = 954 sq ft / 88.6 sq m  
 Second Floor = 541 sq ft / 50.3 sq m  
 Total = 2640 sq ft / 245.3 sq m



 = Reduced headroom  
 below 1.5 m / 5'0"



**Ground Floor**

**First Floor**

**Second Floor**

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 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



**CLOAKROOM**

Low level WC. Wash hand basin. Part tiled walls

**DINING / FAMILY ROOM**

[front]

16'6" x 14'9" (5.03m x 4.50m) A bright south facing room featuring an elegant period fireplace with gas coals. Cornice and rose.

**DRAWING ROOM**

[rear]

22'6" x 13'3" (6.86m x 4.04m) Elegant period style fireplace with gas coals. Twin handcrafted library units. Intricate cornice. French doors to garden.

**KITCHEN / BREAKFAST ROOM**

[side]

13'8" x 13'8" (4.17m x 4.17m) Good range of wall and floor cupboards with ample work surface and inset sink unit. Fitted double cooking range unit with extractor over. Integrated dishwasher and fridge and eye level microwave.

**UTILITY ROOM**27'0" x 6'3" (8.23m x 1.91m) *Max.* Fitted cupboards and work surfaces. Stainless steel sink unit. Plumbing for washing machine. Fitted cupboards with gas central heating boiler and hot water tank. French doors to garden.**FIRST FLOOR****SPACIOUS LANDING**

Approach via elegant easy rising stairs. Fitted closet.

**BEDROOM 1**

[front]

17'0" x 14'3" (5.18m x 4.34m) A lovely south facing room with large bay. Fitted double wardrobes. Coved ceiling.

**EN SUITE BATHROOM** Swish white suite of panelled bath with power shower and screen. Wash hand basin. Low level WC. Fully tiled walls. Chrome heated towel rail. Coved ceiling.**BEDROOM 2**

[rear]

14'3" x 12'0" (4.34m x 3.66m) Sash window. Fitted double wardrobes. Period fireplace. Coved ceiling.

**BEDROOM 3**

[rear]

15'9" x 13'6" (4.80m x 4.11m) Sash window overlooking garden. Period fireplace. Coved ceiling.

**FAMILY BATHROOM**

Smart white suite of panelled. Separate walk-in shower stall with multi-function shower. Vanity unit. Low level WC. Fully tiled walls Chrome ladder heated towel rail.

**SEPARATE WC**

Low level WC. Wash hand basin.

**TOP FLOOR****GALLERIED****LANDING****BEDROOM 4**

[front]

14'9" x 14'3" (4.50m x 4.34m) South facing double glazed window. Fitted wardrobe. Period fireplace.

**BEDROOM 5**

[rear]

14'0" x 12'0" (4.27m x 3.66m) Sash window. Fitted wardrobes. Period fireplace.

**BATHROOM**

Modern white suite of panelled bath with thermostatic shower. Pedestal wash hand basin. Part tiled walls. Velux.

**OUTSIDE**Front garden attractively adapted to provide *off street parking for two cars.*

Rear garden approximately 70' (21.34m) with large paved terrace. Lawn. Well stocked flower and shrub borders. Garden shed and storage.

GSS/10

This property has an EPC rating of T.B.C

A full EPC is available on our website or on request

COUNCIL TAX BAND G

**PRICE £1,799,950 FREEHOLD**

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