



Princes Road W13

Price £925,000 Freehold

GARDINER
RESIDENTIAL

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This beautiful three bedroom period home has undergone an extensive refurbishment programme with luxurious fixtures and fittings. The property comprises, spacious double reception with wooden floors and feature fireplace, luxury designer Pronorm kitchen with high end Siltstone quartz, all appliances are Miele with the cooker hood featuring `Mood light for cooking / entertaining, bi folding doors which open out to a private rear landscaped garden. On the first floor is a luxurious family bathroom with Jacuzzi bathtub with mood light therapy, bespoke Villeroy & Boch Memento range in the main bathroom, large master bedroom with extensive fitted wardrobes, luxury en suite shower room, both bathrooms feature the floor and wall tiles by V&B, On the second floor are two large double bedrooms. The loft is fully boarded and the has solar panels on the roof along with Solar Edge, the whole house has Cat 7 cabling, there is a water softener with Virgin Pure drinking water, Nest to control the heating, The whole house has been well thought out with extreme attention to detail.

Princes Road is quiet Road located between West Ealing, Ealing Broadway & Northfields Stations .

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(35-47) F			(35-47) F		
(2-34) G			(2-34) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

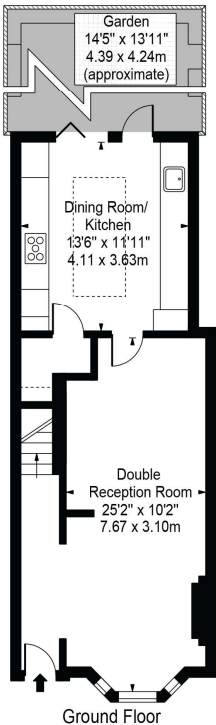
Princes Road

Approx. Total Internal Area 1422 Sq Ft - 132.11 Sq M

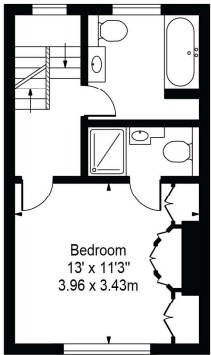
(Including Restricted Height Area)

Approx. Gross Internal Area 1177 Sq Ft - 109.35 Sq M

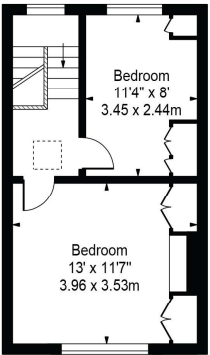
(Excluding Restricted Height Area)



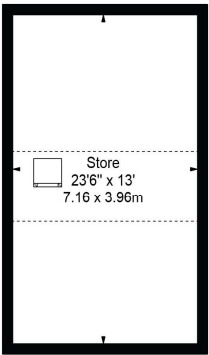
Ground Floor



First Floor



Second Floor



Attic

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

4a Spring Bridge Road, Ealing, London W5 2AA

Tel: 020 8579 5242

Email: info@gardinerhomes.co.uk

www.gardinerhomes.co.uk

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