



Heathcroft, Ealing

W5



*Beyond your expectations*

# Six bedroom detached family home EPC:C

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Detached Family Home | Bespoke Design | Six Bedrooms | Four Bathrooms | Adaptable Accommodation | Utility Room | Landscaped Front and Rear Gardens | No Onward Chain | Beautifully Presented Throughout | Architecturally Designed | Ideal Annexed / Au Pair Area | Off Street Parking

**Asking Price £1,995,000 Freehold**

## Description

A truly magnificent and bespoke family home which has undergone extensive renovation by the current owners with outstanding attention to detail throughout. This versatile residence has been architecturally designed to offer plenty of light and space and well suited for family living. Proudly occupying the corner of Heathcroft and The Ridings with far reaching views from the upper floors. The accommodation has been carefully planned and can be easily adapted to create a self contained annex, au-pair's room or apartment on the lower ground floor. This arrangement lends itself for families needing an independent living quarter. Overall the vast accommodation comprises of six bedrooms, three reception areas, study, four bathrooms and a utility room. Imported Italian custom fitted kitchen and bathrooms add to the exemplarily feel of this stunning home.

## Outside

Front; Landscaped front garden providing off street parking. Side gate. Block work driveway. Planted shrubs, plants and trees.

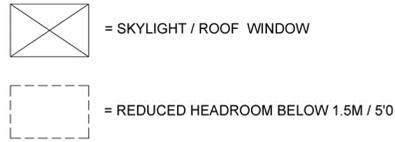
Rear; Beautiful tiered garden which has been expertly landscaped to take advantage of the uninterrupted north/westerly views. Designated upper and lower patio areas with a lawned area beyond. Planted shrubs, plants and trees.

## Location

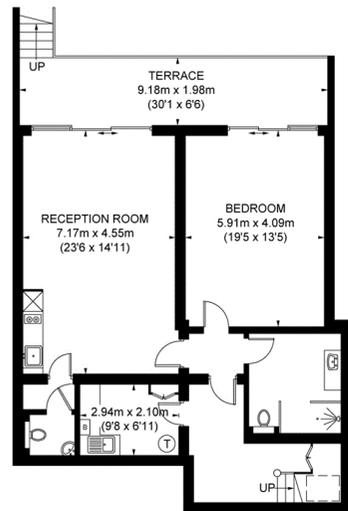
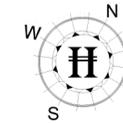
Heathcroft is a sought after residential location in the heart of the Haymills Estate. This location is ideal to take advantage of the extensive road links into London via the A40. To the north of the Hanger Lane is the North Circular Road which connects you to Wembley, Brent Cross and the M1. Travelling south you will find the Chiswick Roundabout and the A4/M4 into London and out to Heathrow. Several stations are within walking distance, the nearest being Park Royal at just 0.2 miles which has the excellent Piccadilly Line. Hanger Lane station which is on the Central Line is just 0.4 miles.



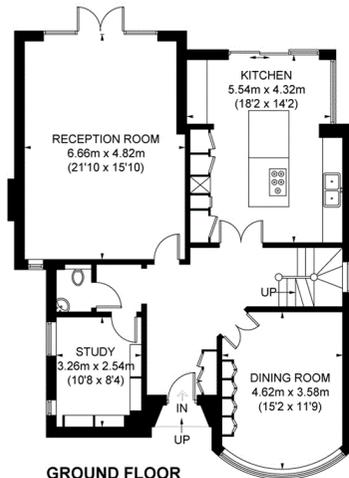
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



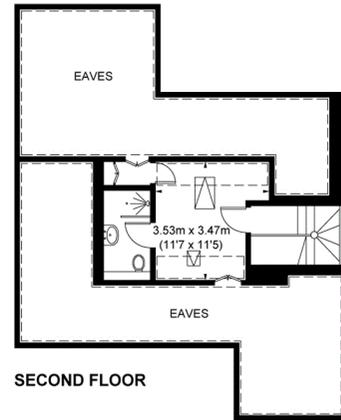
# HEATHCROFT



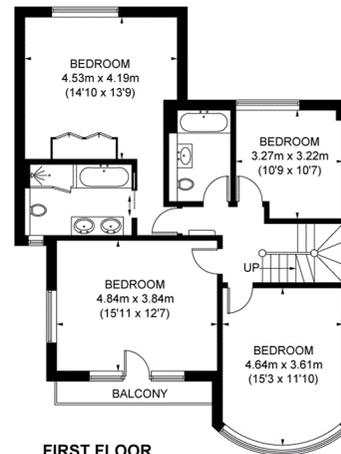
LOWER GROUND FLOOR



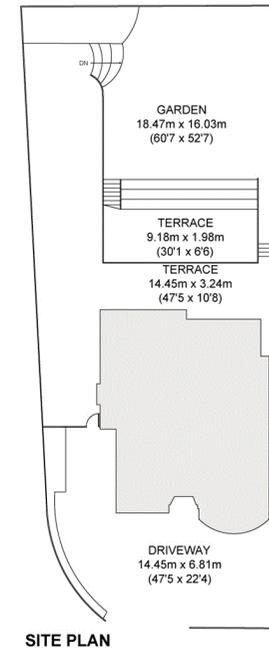
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



SITE PLAN

APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR  
 1011 SQ. FT. (93.9 SQ. M.)  
 GROUND FLOOR = 959 SQ. FT. (89.1 SQ. M.)  
 FIRST FLOOR = 959 SQ. FT. (89.1 SQ. M.)  
 SECOND FLOOR = 225 SQ. FT. (20.9 SQ. M.)  
 (EXCLUDING EAVES)

TOTAL = 3300 SQ. FT. (306.6 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 160930)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

