



Lionel Road North, Brentford

£800,000

5 Bedroom End of Terrace House in Brentford



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A modern 5 bedroom end of terrace house in Brentford with permit parking on road. This property features 5 generously sized bedrooms, 3 bathrooms and a front and rear garden with an outbuilding.

The heart of this home is the inviting open-plan kitchen reception with a delightful conservatory adds an extra touch of charm, offering a unique space to unwind or entertain. The front room seamlessly leads to the garden, where you'll find an additional outbuilding.

Situated on a quiet road, the property offers a peaceful ambiance and is set back from the street.

The property is currently rented as an HMO of 5 rooms. There is potential in this property, to be discussed with the manager on or after viewings.

LOCATION

Situated just 0.5 miles from South Ealing Station (Piccadilly Line) and 1.5 miles from Gunnersbury Station (District Line), this residence effortlessly connects you to the heart of London.

Nestled across the road from Gunnersbury Park, this residence boasts a prime location that provides instant access to the scenic park surroundings, creating an ideal setting for leisure and outdoor enjoyment.

Experience effortless travel with smooth road connections to the M4 motorway. This vital transportation link ensures swift journeys, offering a direct route to both central London and Heathrow Airport. The M4's accessibility enhances convenience, catering to those who value the flexibility of driving.

TENURE: Freehold  
 EPC: D  
 COUNCIL TAX BAND

Water Supply: From main system, plus solar, no cylinder thermostat  
 Sewerage: Mains  
 Heating: Boiler



- ◆ End
- ◆ 5 of
- ◆ 3
- ◆ Permit Bathrooms
- ◆ Open
- ◆ Conservatory plan
- ◆ Quiet
- ◆ Rear road
- ◆ EPC
- ◆ Council Rating:

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### Ground Floor



### First Floor



### Second Floor



This floorplan is for illustrative purposes only and is not to scale.

Approx Gross Internal Area\* 123Sq M - 1,324 Sqft

# Energy Performance Certificate

Certificate Number : 8326-7528-4490-9629-5992

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8326-7528-4490-9629-5992>



HOMESearch

88 South Ealing Road, Ealing  
London, W5 4QB

telephone : 0208 560 0125

email : [info@homesearchsales.co.uk](mailto:info@homesearchsales.co.uk)

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

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