

Crosslands Avenue,  
Ealing W5

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# Crosslands Avenue, Ealing **W5**

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Welcome to this truly exceptional detached home on the sought-after Crosslands Avenue. Built in 1923 the property is part of the Rothschild Orchard Neighbourhood. Offering four to five bedrooms, three bathrooms, off street parking, and a charming single garage. This property is a harmonious blend of modern living and natural beauty, with a standout feature being its meticulously landscaped garden, one of the most beautiful in the area. Additionally, the home is equipped with air conditioning in the garden studio, front reception room, principal bedroom, and dressing room, ensuring comfort throughout.



**Guide price:** £2,100,000

**Tenure:** Freehold

**Local authority:** London Borough of Ealing

**Council tax band:** G



## Ground Floor

As you enter, you're welcomed by a spacious and bright entry hallway. From here, you can access two reception rooms, one overlooking the lush rear garden, ideal for entertaining friends, and the other facing the front garden, perfect for relaxing and enjoying a film. A downstairs toilet for added convenience. A large Andrew Macintosh kitchen with ample space for a dining table. This kitchen serves as the heart of the home, with direct access to the utility room and rear garden, making it practical and family-friendly.

## First Floor

Ascending to the first floor, you'll find a large and airy landing leading to two generous bedrooms, each offering comfort and tranquillity. A spacious bathroom with modern fittings. A study (originally a single bedroom), perfect for remote working or quiet reading. A versatile dressing room, which was originally a bedroom and could easily be converted back. This room also features access to a private terrace, a serene spot to unwind while enjoying stunning views of the garden below.

## Second Floor

On the top floor, there is a double bedroom with breath-taking views of the garden and surrounding area. A separate bathroom for added convenience. Access to the walk-in attic, a rare feature offering a wealth of potential. Whether used for storage or converted into additional living space, this area is a valuable asset.

## The Garden

The deep rear garden is the crown jewel of this property. Designed to perfection, it offers an unparalleled level of seclusion and tranquillity. Highlights include a luxury garden studio, complete with a drop-down double bed, an en suite bathroom, and bifold doors that open fully to blur the lines between indoor and outdoor living. Whether used as an office, guest suite, or retreat, this space is both functional and indulgent. The fixed furniture was commissioned from renowned cabinet maker, Matthew Burt. Thoughtful landscaping that creates a private oasis, making it a rare find in this area.



















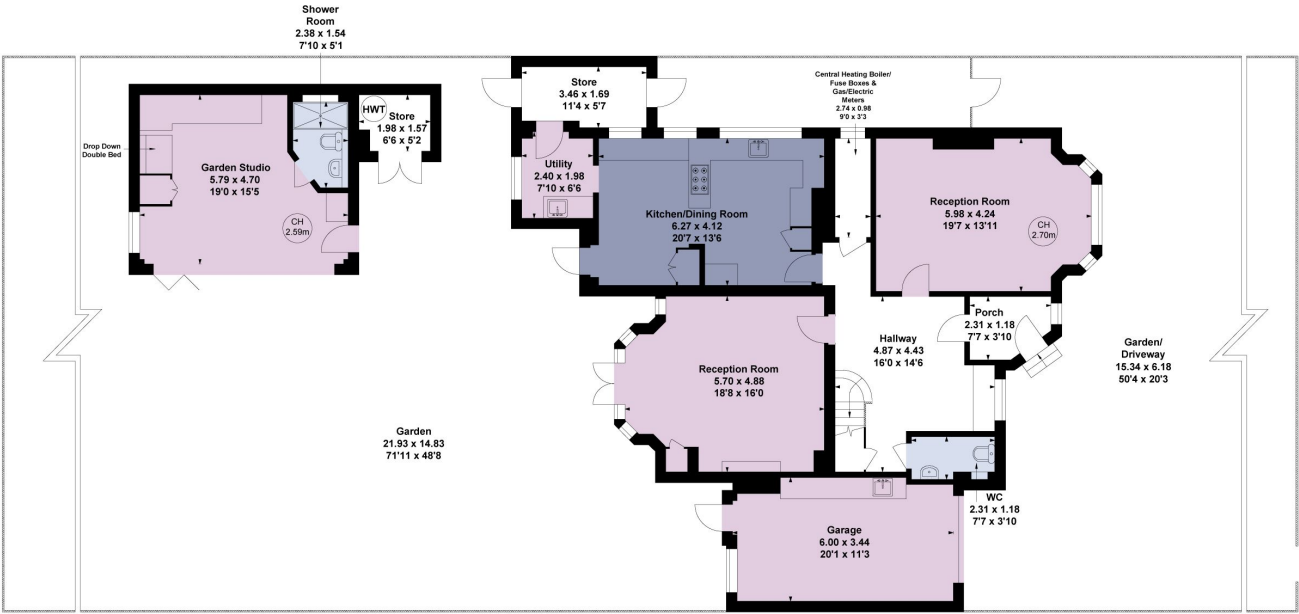
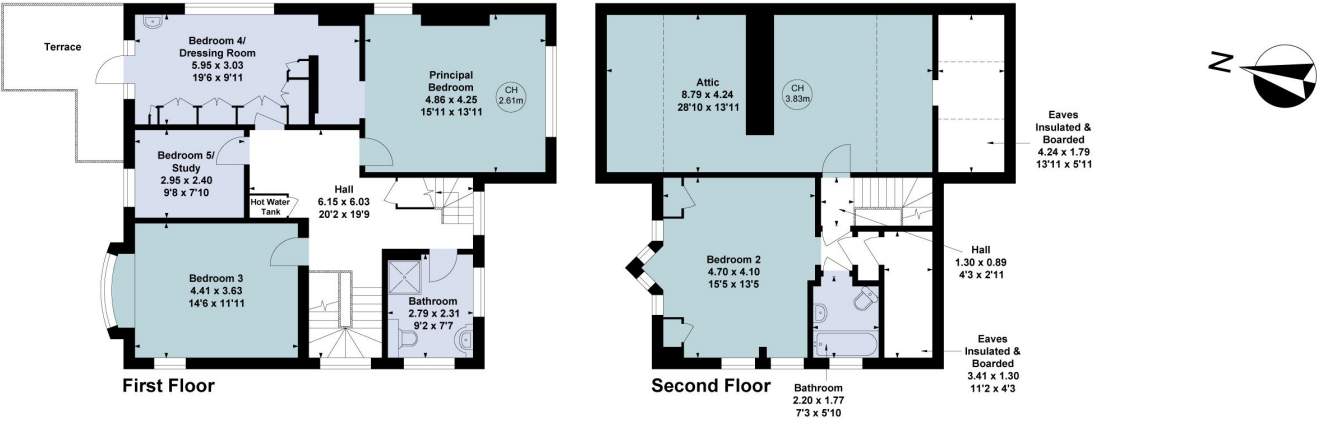


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## Crosslands Avenue, W5

Gross internal area (approx) 315.03 sq m / 3391 sq ft  
(Including Attic, Eaves Storage and Garden Studio)  
Garage Area (approx) 20.49 sq m / 221 sq ft  
Garden Studio Area (approx) 27.21 sq m / 293 sq ft  
External Store Area (approx) 8.47 sq m / 91 sq ft

Key :  
CH - Ceiling Height



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated Oct and Nov 2024.

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