



£1,125,000 Freehold
ALBANY ROAD, EALING, W13 8PQ





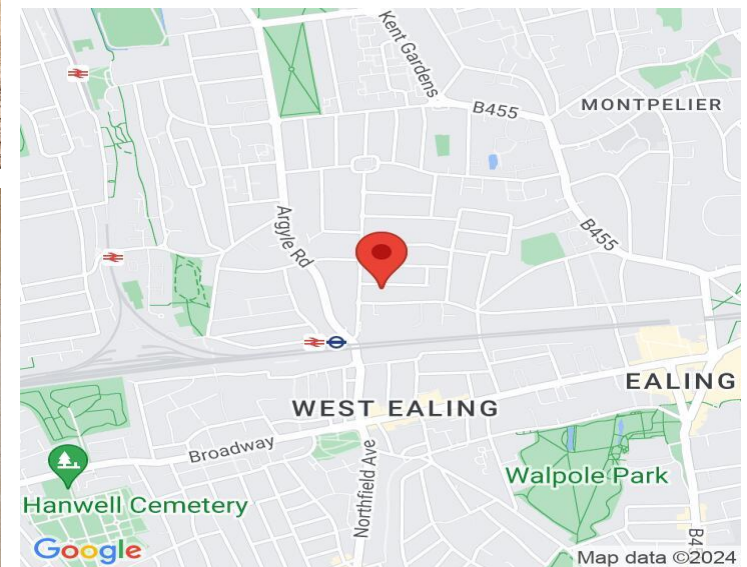
A GOOD SIZE VICTORIAN FAMILY HOUSE IN THE HEART OF THE EVER SOUGHT AFTER ST STEPHEN'S AREA.

Albany Road is well situated just off The Avenue close to the new Elizabeth Line (Crossrail Station), local shops along The Avenue, Waitrose Supermarket and 15 minutes from the Main Ealing Broadway Town Centre. The property is also well placed for a variety of schools including Notting Hill High School, Drayton Manor, St Benedict's and Durston House to name a few.

This generous sized period semi-detached family home comes with a double reception room. Good size kitchen / diner with further scope to extend subject to planning permission. Four good size bedrooms. Two bathrooms (one en suite). Gas central heating. Part double glazing. SOUTH ASPECT REAR GARDEN.

COUNCIL TAX BAND: F

EPC Rating: E



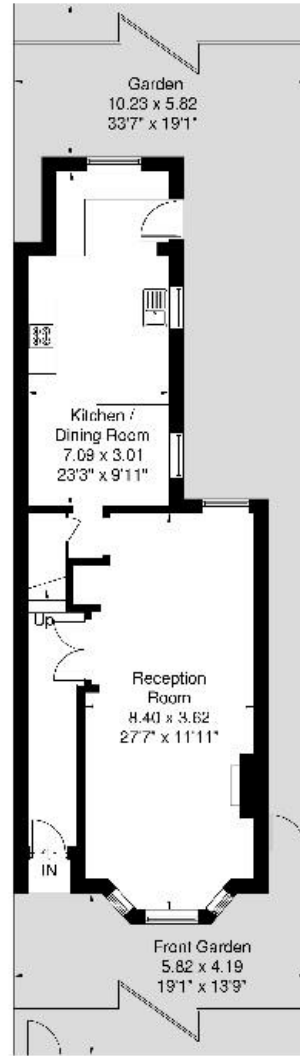
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Albany Road

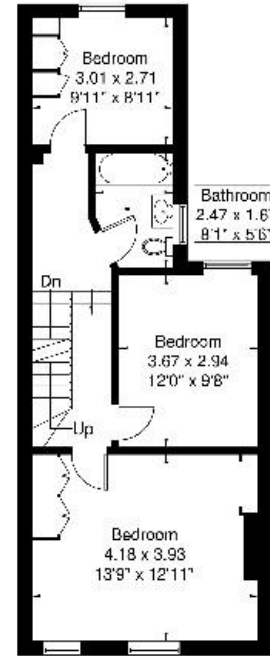
Approximate Gross Internal Area = 137.5 sq m / 1478 sq ft

Eaves / Reduced Headroom = 12.1 sq m / 130 sq ft

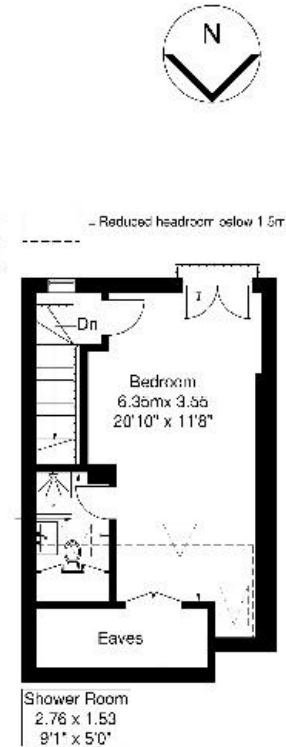
Total = 149.6 sq m / 1608 sq ft



Ground Floor
58.3 sq m / 627 sq ft



First Floor
53.5 sq m / 575 sq ft



Second Floor
25.7 sq m / 276 sq ft
Eaves / Reduced Headroom
12.1 sq m / 130 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.

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