



7 Hillcrest Road, London, W5 2JL

Marketing price £3,000,000 (Freehold)



SOUTHEY & CO
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Positioned in one of Ealing's most desirable roads, this substantial 4,448 Sq. Ft seven-bedroom family home offers a rare opportunity to acquire a property of exceptional character and grandeur.

Boasting a wealth of original features, from ornate cornicing to grand fireplaces, it retains all the charm of its Grade II Listed heritage. The property requires updating and modernisation throughout, allowing the next owner to create a truly bespoke home while preserving its unique heritage.

This is a rare opportunity to restore and modernise a landmark residence, blending historic charm with contemporary luxury.

Key Features

- 3 reception rooms
- Grade II Listed
- 7 bedrooms
- High ceilings
- South-facing garden
- Garage
- Close to local private schools





Ground Floor

Step inside this impressive Grade II Listed home through a welcoming entrance hall that immediately showcases its high ceilings and original period details. The front of the house features a grand reception room with a striking bay window and a feature fireplace. Across the hall, a second reception room offers another bright and airy space, perfect for formal dining or entertaining. To the rear, a third reception room enjoys garden views and direct access to the outdoors, while the spacious kitchen offers a traditional layout and scope for reconfiguration into a contemporary family space. Original storage areas remain, adding to the property's authenticity. A guest cloakroom completes the ground floor.





First Floor

The sweeping staircase leads to the first floor, where the principal bedroom commands exceptional proportions, a large bay window, and original decorative features. Two further bedrooms on this level, both generously sized, offer versatility as guest rooms, children's rooms, or home offices. A family bathroom and additional WC serve this floor.





Second Floor

The top floor reveals four further bedrooms, each with distinctive character, roofline views, and period details. This floor provides ideal accommodation for a large family or visiting guests, with potential to add en-suites.





Outside

To the rear, a south-facing garden creates a sun-drenched sanctuary - ideal for al fresco dining, weekend gardening, or a safe and joyful play space for children. A detached garage adds convenience and secure parking. At the front, the property is framed by a mature, private garden, offering both curb appeal and excellent potential for additional parking - a rare and valuable home in such a prestigious location.

Location

Situated on a highly sought-after tree-lined road in Ealing, the home is just moments from prestigious private schools, excellent transport links, and the area's vibrant mix of parks, cafés, and shops.



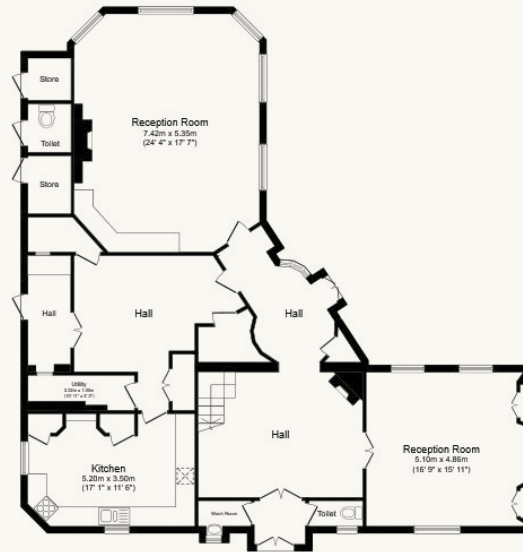
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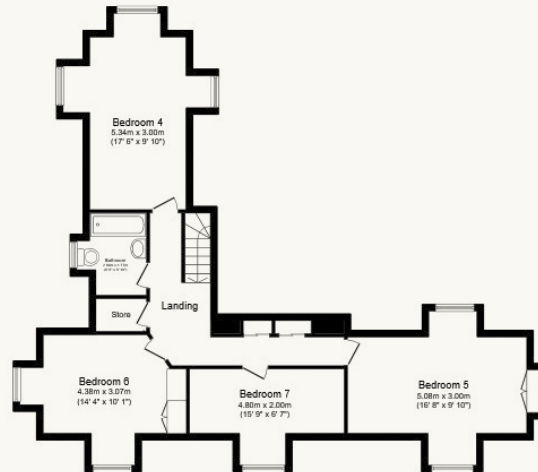
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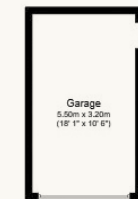
Ground Floor



First Floor



Second Floor



Garage

Whilst every effort has been made to ensure the accuracy of the information provided, we cannot guarantee that all appliances, equipment, or systems included in the property are in working order. Buyers are advised to satisfy themselves as to the condition of any such items prior to purchase.

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