

**Location:**

West Lodge Avenue is ideally located to both Ealing Common Piccadilly and District Lines and Ealing Broadway for the Elizabeth Line. It is well located for the excellent choice of schools close by in and the wide variety of shops and restaurants in Ealing Broadway town centre.

**Key points:**

- Five bedrooms
- Two bathrooms (one en-suite)
- mock Tudor , Semi-detached
- West facing garden - 71'2" x 28'3"
- 2,504 sq.ft (including eaves)
- Potential to modernise and extend (stpp)

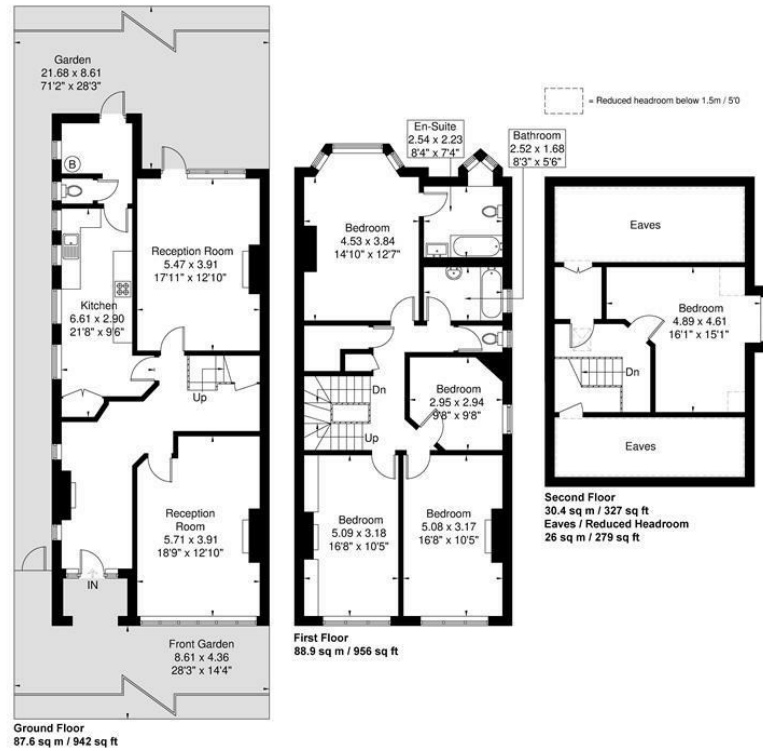
# Do Better:

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**West Lodge Avenue**  
Approximate Gross Internal Area = 206.9 sq m / 2225 sq ft  
Eaves / Reduced Headroom = 26 sq m / 279 sq ft  
Total = 232.9 sq m / 2504 sq ft

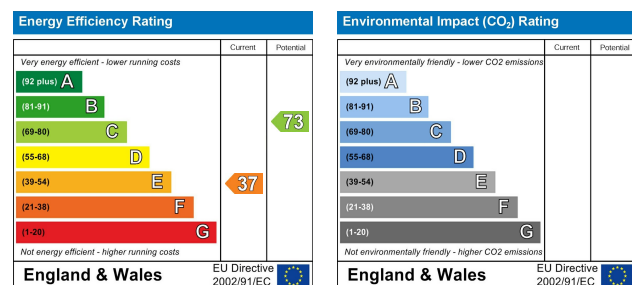


Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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**Offers Over £1,500,000**

## West Lodge Avenue, London W3 9SF



- 2 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms

The current owner says:

The property is in a fantastic location for the local shops, schools, parks and transport links.



A generously proportioned five-bedroom mock Tudor house, located on a quiet tree-lined road close to Ealing Common.

From the wide and spacious entrance hallway there is a front reception room with a large window providing an abundance of natural light. To the rear of the house is another reception room with a door opening out onto an impressive 71ft+ garden. There is a further kitchen/breakfast room, a cloakroom, and utility area. The first floor offers four bedrooms, a family bathroom, and separate w/c. The master bedroom at the front of the house has a large bay window and an en-suite bathroom. The second floor accommodates a further good size bedroom and plenty of eave's storage.

This charming family home offers fantastic potential to modernise and extend subject to the usual planning consents required.

Viewing is highly recommended to appreciate the true uniqueness of this home and the vast potential of which it offers!

Square Footage: 2,504 sq ft – including eaves.

West Lodge Avenue is an attractive tree-lined residential road in West Acton on the borders of Ealing Common and therefore ideally positioned approximately 0.3 miles to the underground station (Piccadilly and District Lines). It is well located for the excellent choice of schools close by in and the wide variety of shops and restaurants in Ealing Broadway town centre. Ealing Broadway Station is located approximately 1 mile away offering the new Elizabeth Line which has dramatically reduced commute times into Central London.

### What's better:

This charming family home offers fantastic potential to modernise and extend subject to the usual planning consents required.

