



**Freehold / House - Detached**

**Rathgar Avenue**

**£1,850,000**

A truly unique detached family home, set on a generous South-Westerly corner plot and boasting the perfect blend of Edwardian features and contemporary interior design.

- Wide South-West plot
- Detached five bedrooms
- Served by several outstanding schools
- Original features
- Beautifully landscaped gardens
- Large garage
- Open-plan kitchen
- Close to Lammas & Walpole Parks
- Excellent transport links (Northfields tube and Crossrail)



**Freehold / House - Detached**

# Rathgar Avenue, W13 9LP

£1,850,000

Arranged over two floors and offering over 2300 sq. ft, this five bedroom period home has been transformed by the current owners creating a 'complete one off' and in our opinion, one of the stand out properties in Northfields.

As you enter the house the wide entrance hall with original parquet flooring greets you. The ground floor features two elegant reception rooms, both with beautiful fireplaces and large bay windows flooding the rooms with light. Off the hallway there is a cloakroom, shower room and a very useful utility room. The rear of the property has been extended creating a fantastic open-plan kitchen/diner/living space. Again, due to the sunny aspect, this room is filled with light. Doors from the boot room and living area take you outside to something rather special.

With a South-West aspect, the garden has been landscaped with entertaining in mind. The recently laid patio area is the perfect place for al fresco dining and the wide lawn with mature beds offers tranquillity. Private rear access and the large garage offering plenty of additional storage space is a real bonus.

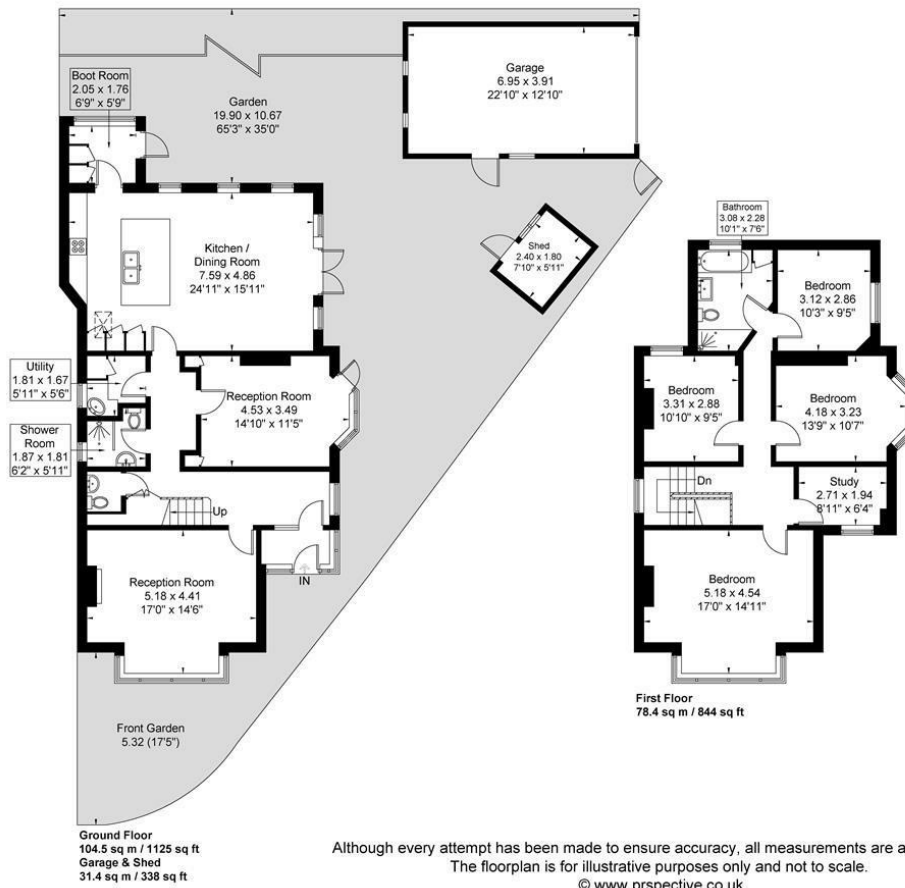
Up onto the first floor there are four double bedrooms a study/single bedroom and a family bathroom. There is potential to extend into the loft space, subject to the usual consents. In our opinion, the property has to be seen to truly appreciate what it has to offer.

Rathgar Avenue is in a much sought after enclave, moments from both Lammas and Walpole Parks. The neighbourhood shops, restaurants and Piccadilly Line station on Northfield Avenue are close by and a stroll through Walpole Park will bring you to Ealing Broadway Town Centre. West Ealing and Ealing Broadway are served by the recently opened Elizabeth Line (Crossrail). Served by several outstanding local schools, such as Fielding Primary, Elthorne Park High and Ealing Fields High.



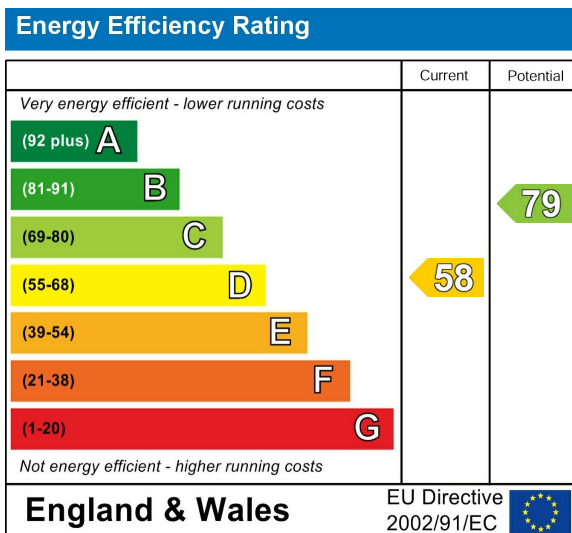
### Rathgar Avenue

Approximate Gross Internal Area = 182.9 sq m / 1969 sq ft  
 Garage & Shed = 31.4 sq m / 338 sq ft  
 Total = 214.3 sq m / 2307 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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### Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.