



Elm Crescent, W5

GARDINER
RESIDENTIAL

Elm Crescent, London W5

- * Entrance Hall * 4 Bedrooms * Double Reception Room *
- * Kitchen/Dining Room * Home Office * Bathroom * Off Street Parking
- * Garden *

Price: £1,850,000 Freehold



A wonderful semi-detached house which offers exceptional living space with the benefit of a stunning landscaped garden - by award winning designer - and which has pretty 'country like' views on to All Saints Church. There is also a beautiful garden room which can be used as a home office, further entertaining space, playroom or gym.

The property comprises a spacious entrance hall with solid oak floor, 35ft double reception room with formal sitting area with log burner and a further 'tv lounge' area with solid oak wood floors. The kitchen/dining room with underfloor heated concrete resin floor is a real feature of the house with a conservatory style design, centre kitchen breakfast island and full floor to ceiling glass sliding doors opening to the garden. The kitchen has Dekton work surfaces and custom units with fitted appliances. There is a downstairs utility room with WC. A bespoke Neville Johnson designed custom staircase leads to the first floor which comprises three lovely large double bedrooms, two of which have fitted wardrobes and a further bedroom which is currently being used as a dressing room. There is also a stunning contemporary bathroom with bath and separate wet room shower (with folding glass doors) with Villeroy & Bosh fittings and a floating cabinet. The property offers scope to extend into the loft - subject to planning.

To the rear of the property is a stunning landscaped garden with four separate areas, a very large TREX decked area, recessed seating area, a water feature, high quality AstroTurf lawn area and Wi-Fi lighting which gives the property a spectacular ambiance at night with the church in the background.



The front of the property is also very attractive with wisteria covered entrance, high end resin driveway and off-street parking. The property has full external thermal insulation, a new roof and has top of the range fittings and fixtures throughout.

Elm Crescent is a quiet leafy residential road which is moments from the open spaces of Ealing Common and within walking distance to both Ealing Broadway Station and Ealing Common Station offering Mainline, District, Central and Piccadilly Line service and the fantastic Elizabeth Line.

London Borough of Ealing

Price: £1,850,000 Freehold



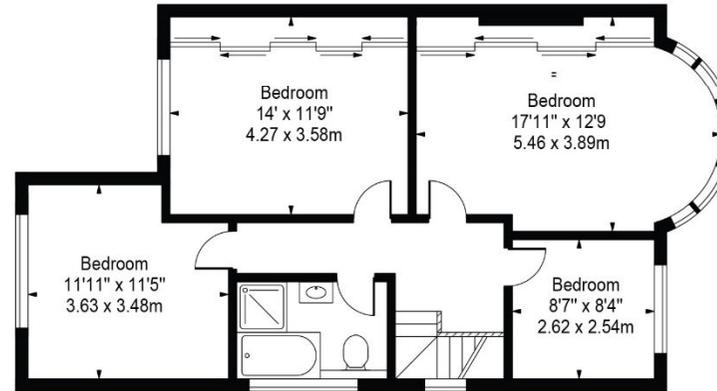
Elm Crescent

Approx. Gross Internal Area Of Ground Floor 1042 Sq Ft - 96.80 Sq M

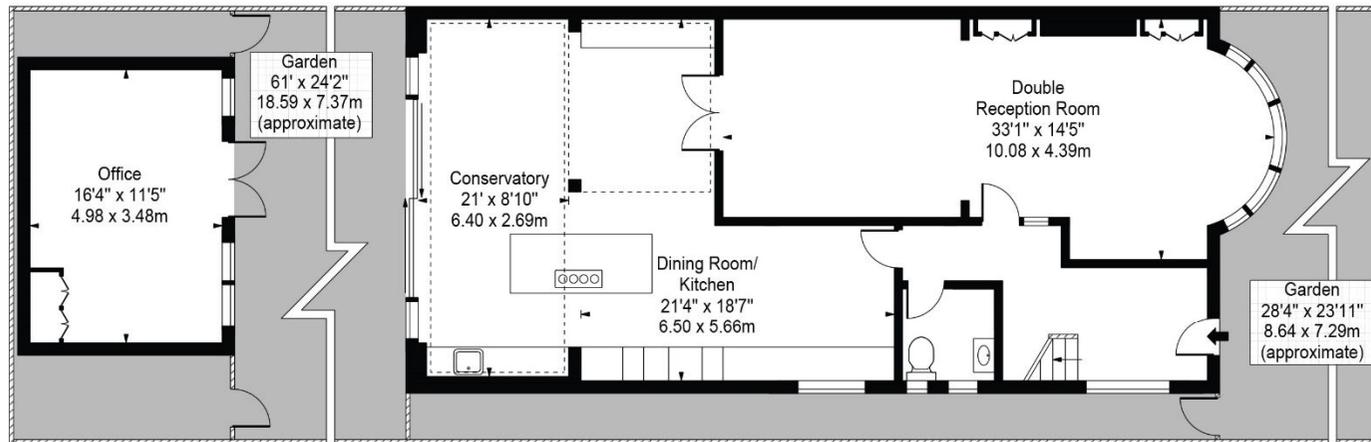
Approx. Gross Internal Area Of First Floor 752 Sq Ft - 69.86 Sq M

Approx. Gross Internal Area Of Office 187 Sq Ft - 17.37 Sq M

Approx. Total Internal Area 1981 Sq Ft - 184.04 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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