



Cleveland Road, W13

GARDINER
RESIDENTIAL

Cleveland Road, W13

- * 3 Double Bedrooms * Study/Nursery * Reception Room * Guest WC
- * Kitchen/Dining Room * Family Bathroom * En-Suite Shower *
- * New Build Guarantee * Off Street Parking * Garden

£1.195,000 Freehold



A stunning, brand-new home built with a strong sense of design and crafted to sit beautifully within this prime residential street. Offering the charm of a period-style property with all the advantages of modern construction, the house comes with a 10-year warranty and meets the latest insulation and energy efficiency standards.

The ground floor features a spacious reception with wood flooring, underfloor heating, and a stylish bio-fuel stove. The kitchen/dining room is finished with 30mm quartz worktops, AEG appliances including a wine fridge, and French doors opening to a private garden. There's also a guest cloakroom and generous storage.

Upstairs, the first floor offers two double bedrooms with bespoke fitted wardrobes, a contemporary family bathroom with underfloor heating, and a versatile study/nursery. The top floor houses a further double bedroom with sleek en suite shower room and excellent under-eaves storage.

Additional benefits include a private driveway with EV charger (fits 2–3 cars), hardwood flooring, designer lighting, CAT 6 wiring, a full security system, and a Valiant heat pump system.



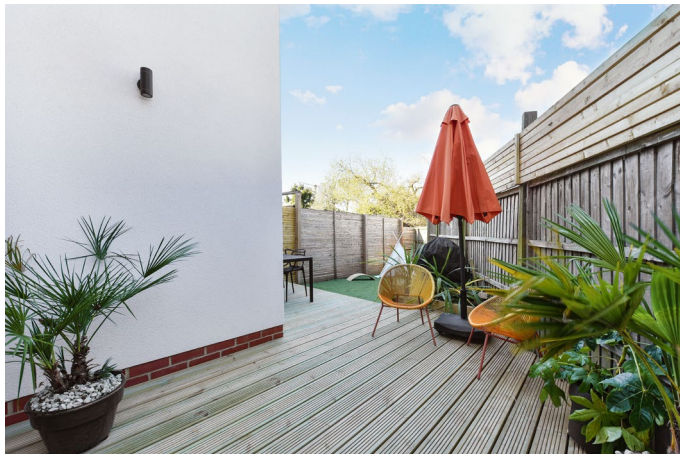
Located just a 10-minute walk from the Elizabeth Line at West Ealing, close to Cleveland and Pitshanger parks, and within easy reach of highly regarded schools including Notting Hill & Ealing, St Benedict's and Durston House.

Price: £1,195,000

Freehold

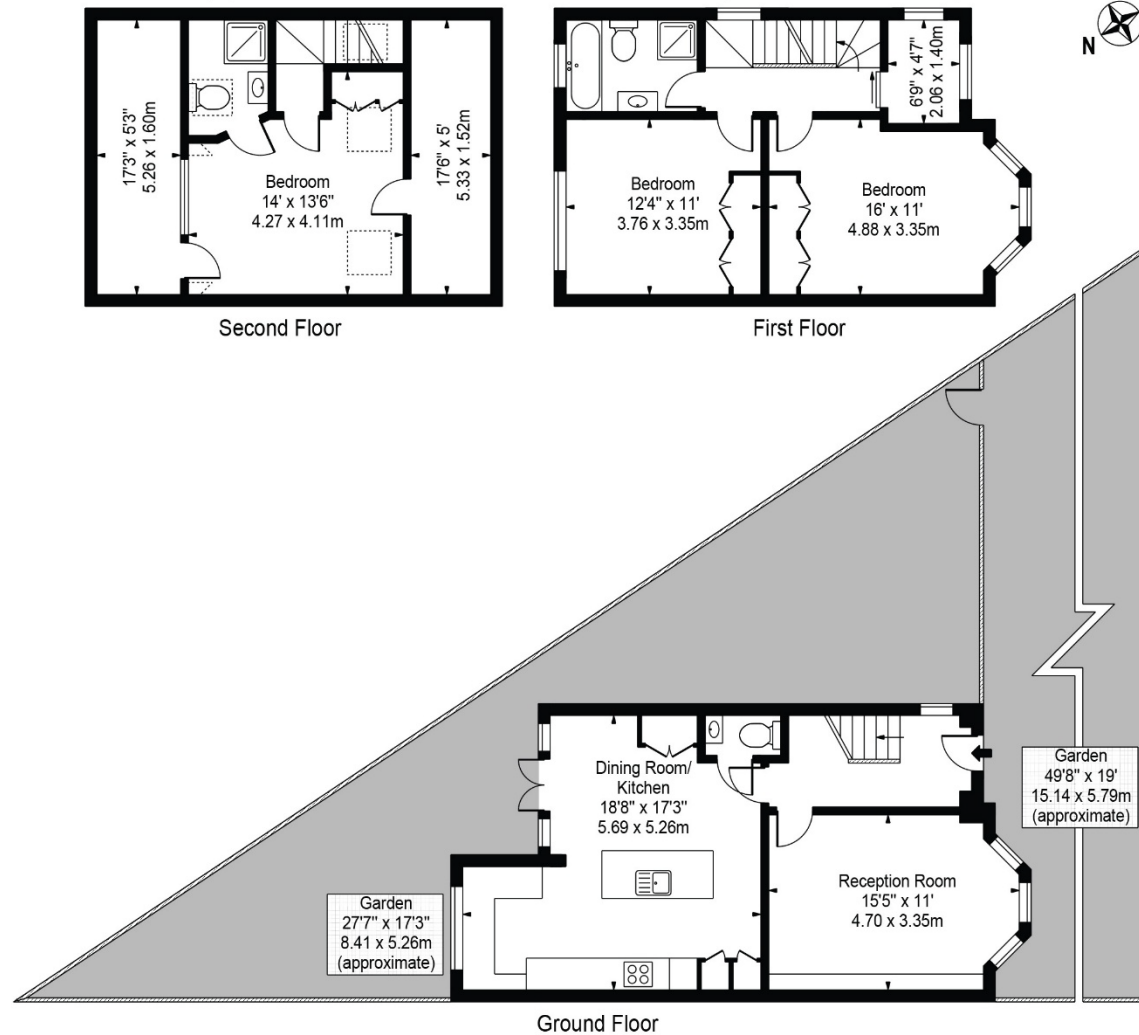
London Borough Of Ealing

Council Tax Band:



Cleveland Road

Approx. Gross Internal Area 1401 Sq Ft - 130.16 Sq M



For Illustration Purposes Only - Not To Scale

Measurements 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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