



Mattock Lane, W5

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- * Six Double Bedrooms * Five Bathrooms * 3,366 sqft
- * Underfloor Heating * Stunning Large Eat in Kitchen
- * Landscaped Garden * Two Gated Off-Street Parking

£2,850,000 Freehold

An exceptional six-bedroom Edwardian Residence in the Heart of Ealing, boasting approximately 3,366 sqft offering contemporary luxury yet retains the grandeur of a large double fronted Edwardian house and benefiting from two secure off street parking spaces. This meticulously refurbished property boasts approximately 3,366 sqft of elegant living space, thoughtfully designed to combine period charm with cutting-edge comfort.

Finished to the highest standard, this home features bespoke craftsmanship, engineered oak and ceramic flooring, underfloor heating, comfort cooling, and top-of-the-line Miele appliances. The Italian-designed kitchen forms the heart of the home, complete with polished Silestone worktops, a Quooker instant boiling water tap, and an Abode cold water filter system. The kitchen flows effortlessly into a generous family room, where large sliding doors open onto a beautifully landscaped south-facing garden, creating a seamless indoor-outdoor living experience.



The ground floor offers versatile and spacious accommodation, including a formal double drawing room with feature fireplace and garden access, a separate dining room, a guest cloakroom, and a practical utility room.

Upstairs, the first floor hosts a luxurious master suite with walk-in wardrobe and a stylish bathroom complete with freestanding bath, separate shower, and double basins. Two further double bedrooms on this floor each feature en-suite shower rooms. The top floor offers three additional double bedrooms, including the option to create a media room, along with a large family bathroom and another en-suite shower room.

Additional highlights include: Gated off-street parking with EV charging point, secure bike storage, landscaped south-facing garden with terrace, comfort cooling throughout.



Located just a short walk from both Ealing Broadway and West Ealing Stations, residents benefit from excellent transport connections via the Elizabeth Line, Central Line, and District Line—offering swift access to the West End, the City, and Heathrow.

Price: £2,850,000

Freehold

London Borough of Ealing

Council Tax Band: H

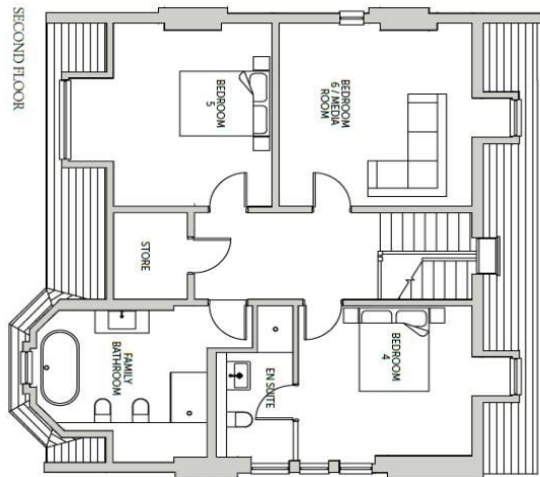


THE WALPOLE
COLLECTION

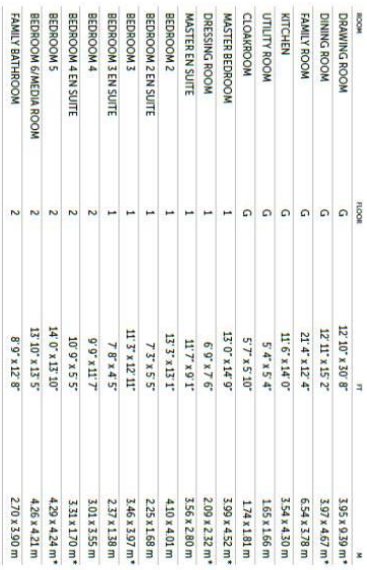
THE MALPOLE
COLLECTION

THE GWALPOLE
COLLECTION

THE MALPOLE
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SECOND FLOOR



ROOM	ROOM	FT	M
DRAWING ROOM	G	12' 10" x 30' 8"	3.95 x 9.39 m
DINING ROOM	G	12' 11" x 15' 2"	3.97 x 4.67 m
FAMILY ROOM	G	21' 4" x 12' 4"	6.54 x 3.78 m
KITCHEN	G	11' 6" x 14' 0"	3.54 x 4.30 m
UTILITY ROOM	G	5' 4" x 5' 4"	1.65 x 1.66 m
CLOAKROOM	G	5' 7" x 5' 10"	1.74 x 1.61 m
MASTERS BEDROOM	1	13' 0" x 14' 9"	3.99 x 4.52 m
DRESSING ROOM	1	6' 9" x 7' 6"	2.09 x 2.32 m
MASTERS EN SUITE	1	11' 7' x 9' 1"	3.56 x 2.80 m
BEDROOM 2	1	13' 3" x 13' 1"	4.10 x 4.01 m
BEDROOM 2 EN SUITE	1	7' 3" x 5' 5"	2.25 x 1.69 m
BEDROOM 3	1	11' 5" x 12' 11"	3.46 x 3.97 m
BEDROOM 3 EN SUITE	1	7' 8" x 4' 5"	2.37 x 1.38 m
BEDROOM 4	2	9' 9" x 11' 7"	3.01 x 3.55 m
BEDROOM 4 EN SUITE	2	10' 9" x 5' 5"	3.31 x 1.70 m
BEDROOM 5	2	14' 0" x 13' 10"	4.29 x 4.24 m
BEDROOM 6/MEDIA ROOM	2	11' 10" x 13' 5"	4.26 x 4.21 m
BATH/BAHROOM	2	8' 9" x 12' 8"	2.70 x 3.90 m

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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