



**Erlesmere Gardens, W13**

**£1,850,000**

This is what you've been looking for, situated in the ideal location and also offering the rarest of opportunities to purchase a stunning family home which offers over 2500 sq ft meticulously extended to the rear, side (double side extension) and loft suite, finished to the highest standard throughout. Additional benefit of off-street parking and side access.



Eye catching curb appeal, this spacious family home is a true gem. The ground floor accommodation offers a home gym (could also be used as a sunny south facing office), a large front reception room with an abundance of period character including a beautiful fireplace. Bespoke cabinets also offer lots of storage. Separate utility room including washing machine and dryer. The whole ground floor is breath taking but the rear extension tops the bill, benefitting from the additional width of the side extension this is an amazing family/ hosting/dining space filled with natural light aided by the Crittal style doors and huge skylights. A low maintenance astro turfed garden with side access.

As you move upstairs, forming part of the double storey extension is a double bedroom with en-suite shower-room, an additional three bedrooms (two large doubles and a single bedroom) and one of the most luxurious family bathrooms you've seen including a marble walk-in-shower, arched shelf and bath.

The loft is one of the finest suites you will see, including the principle bedroom, amazing walk-in-wardrobe and a lavish bathroom including a bath and walk-in-shower.

Ideally located for many Ofsted outstanding schools including Fielding, Oaklands & Elthorne High. A range of shops, restaurants and cafes along Northfields avenue. Local parks include Lammas, Walpole and Elthorne. Excellent transport links including Northfields station (Piccadilly), West Ealing station (Elizabeth line) and many varied and frequent bus routes on Northfields avenue.

- End Of Terrace • Complete Chain!! • Five Bedrooms •
  - Excellent Transport Links • Ofsted Outstanding Schools • Local Parks •
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Total area (approx.): 241.2 sq. m (2596.3 sq. ft)  
(Excluding Eaves)

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