



Felix Road, W13

£899,950

One of the finest homes on the market, this standout property is beautifully presented. Thoughtfully extended and reconfigured, it offers three double bedrooms and two bathrooms across three floors, totalling approx. 1,310 sq ft (excluding eaves). Extensively improved by the current owners, including a rear and side extension, a loft conversion, and a landscaped garden (all 2019). A stylish 2025 renovation of the family bathroom ensures the home is ready for immediate move-in.



The ground floor features an impressive full-width rear extension finished to a high standard. The kitchen enjoys abundant natural light and overlooks the garden, creating a superb space for family life. This level also includes a dedicated dining area and a front reception room, offering a layout that works exceptionally well for hosting. The first floor offers two double bedrooms and a generous family bathroom. The tastefully converted loft provides a principal bedroom with an en-suite, dual skylights, and abundant storage.

A short walk to West Ealing station, the property offers superb connectivity via the Elizabeth Line (12 mins to Paddington, 16 mins to Bond Street). The area boasts excellent nurseries and schools, including the Ofsted Outstanding' St John's Primary, with parks and shops all within a 10-minute walk.

- Three-Double Bedrooms • Two-Bathrooms • Elizabeth Line •
- Extended & Reconfigured • Stunning Condition • Well-Regarded Schools •





Total area (approx.): 121.7 sq. m (1309.9)
(Excluding Eaves)

Robertson Smith & Kempson Ealing Sales
1 The Broadway, London,
W5 2NT
020 8840 7677
ealingsales@robertsonsmithandkempson.co.uk

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