



## WESTBURY ROAD

London, W5



# WESTBURY ROAD LONDON, W5

Arguably the best house in Ealing - a one of a kind ten bedrooms,  
eight bathrooms detached home



Local Authority: Ealing London Borough Council

Council Tax band: H

Tenure: Freehold

Guide price: £9,750,000



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This exceptional property occupies a generous 0.9-acre plot that was built in 2006/2007 and had a full refurbishment carried out in 2022. This contemporary residence was thoughtfully designed with a focus on quality and longevity.

Upon entering, visitors are welcomed by an impressive hallway that leads to a variety of spacious and elegant living areas. The ground floor offers a formal dining room, a sitting room, and a family room, providing ample space for both relaxation and entertaining. A large pantry complements the bespoke kitchen, while a double-sized garage adds practicality. This floor also grants direct access to a stunning indoor swimming pool area, complete with two changing rooms, making it ideal for leisure and wellness.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries







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The basement is designed for entertainment and leisure, housing a fully equipped bar, a karaoke setup, a private cinema, and a golf simulator, creating a vibrant social hub within the home.

Upstairs, the first floor features a luxurious master suite that includes a balcony overlooking the beautifully landscaped gardens. The master bedroom benefits from two spacious walk-in wardrobes and two en-suite bathrooms, combining style and convenience. This level also contains three additional bedrooms and a study, with all but one bedroom enjoying the comfort of en-suite facilities and walk-in wardrobes.

The second floor accommodates three more bedrooms, two bathrooms, a well-appointed gym and a kitchenette perfectly balancing living and fitness needs.

Additional staff quarters with two bedrooms, a living area, and a bathroom provide comfortable accommodation separate from the main living spaces.



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Throughout the house, underfloor heating and comprehensive air conditioning ensure year-round comfort. The property is fitted with double-glazed windows and advanced security features, including a monitored alarm system and CCTV coverage. Lighting is controlled via an integrated Lutron system, and Sonos speakers are installed in multiple rooms, enhancing the modern lifestyle experience.

For eco-conscious living, Tesla Solar Powerwall battery systems are installed, complementing the home's sustainable energy use. Practicality is further enhanced with two electric vehicle chargers and parking space for up to twelve cars, including four garage spaces.

This home offers a seamless blend of luxury, comfort, and cutting-edge technology, set within beautifully maintained grounds, making it a truly outstanding residence.

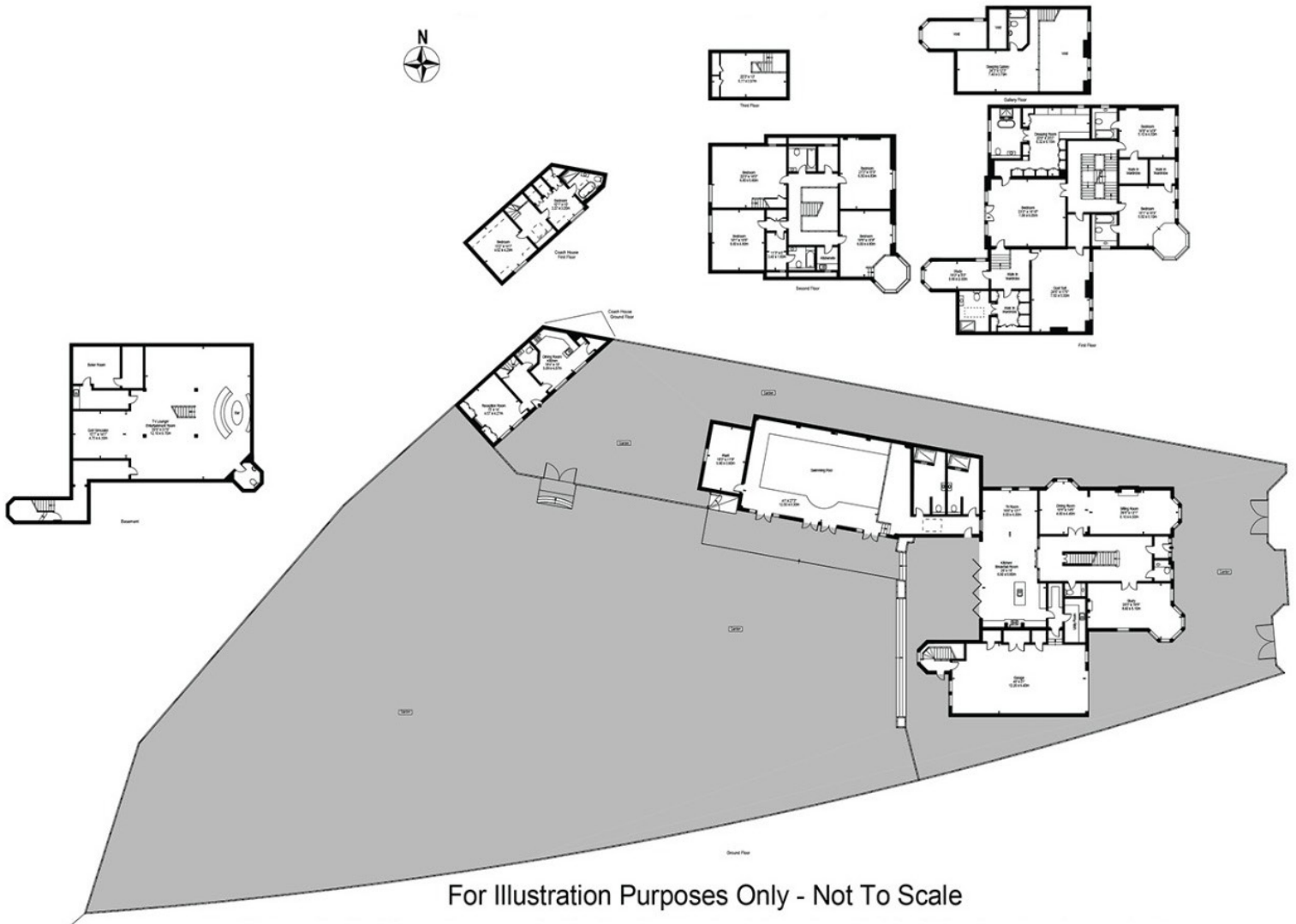
The property's location on Westbury Road was carefully selected for its exceptional convenience and lifestyle appeal. Nestled in the heart of Ealing, one of West London's most sought-after neighbourhoods, the home offers seamless access to a wealth of amenities.







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For Illustration Purposes Only - Not To Scale

Total Approx. Gross Internal Area - 15,424 sq ft - 1,432.91 sq m (Including Coach House, Excluding Void)  
Approx. Gross Internal Area of Coach House - 1,209 sq ft - 112.29 sq m  
Approx. Gross Internal Area of Garage 813 sq ft - 75.49 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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