



ST ALBANS AVENUE

London W4



BEAUTIFULLY PRESENTED FOUR BEDROOM HOME

This well balanced home is arranged over three floors, combining charming period features with modern family living.



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EPC

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Local Authority: London Borough of Ealing

Council Tax band: F

Tenure: Freehold

Guide price: £1,325,000



CHARMING PERIOD FEATURES AND A WEALTH OF CHARACTER

The ground floor comprises an elegant front reception room with attractive bay window, high ceilings and a wealth of character, creating a welcoming living space. To the rear, a spacious kitchen opens into a conservatory dining area, providing an excellent setting for both everyday family life and entertaining, with direct access to the garden beyond.

The upper floors offer four bedrooms and two bathrooms, including a principal bedroom of particularly generous proportions. The accommodation is further enhanced by useful eaves storage and attractive natural light throughout.

A notable feature of the property is the rear garden, which provides a wonderful outdoor space for relaxation, entertaining and family enjoyment.







Approximate Gross Internal Area = 133.59 sq m / 1438 sq ft

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)



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