

Since 1971
**Andrew
Grant**

49 Carbery Avenue



49 Carbery Avenue

London, W3 9AD

An immaculate family home offering substantial accommodation, exceptional versatility and a private garden with an impressive garden extension.

4 Bedrooms | 3 Bathrooms | 3 Receptions | Exceptional entertaining spaces

This immaculate four bedroom semi-detached home offers substantial and versatile accommodation across three floors. Expansive interconnected living spaces are complemented by a formal dining room with an original gas fire and a luxurious principal suite with balcony. A newly built garden extension provides a games room with annexe potential, study and storage, while the private garden, garage and excellent transport links complete the offering.

2783 sq ft (258.3 sq m)

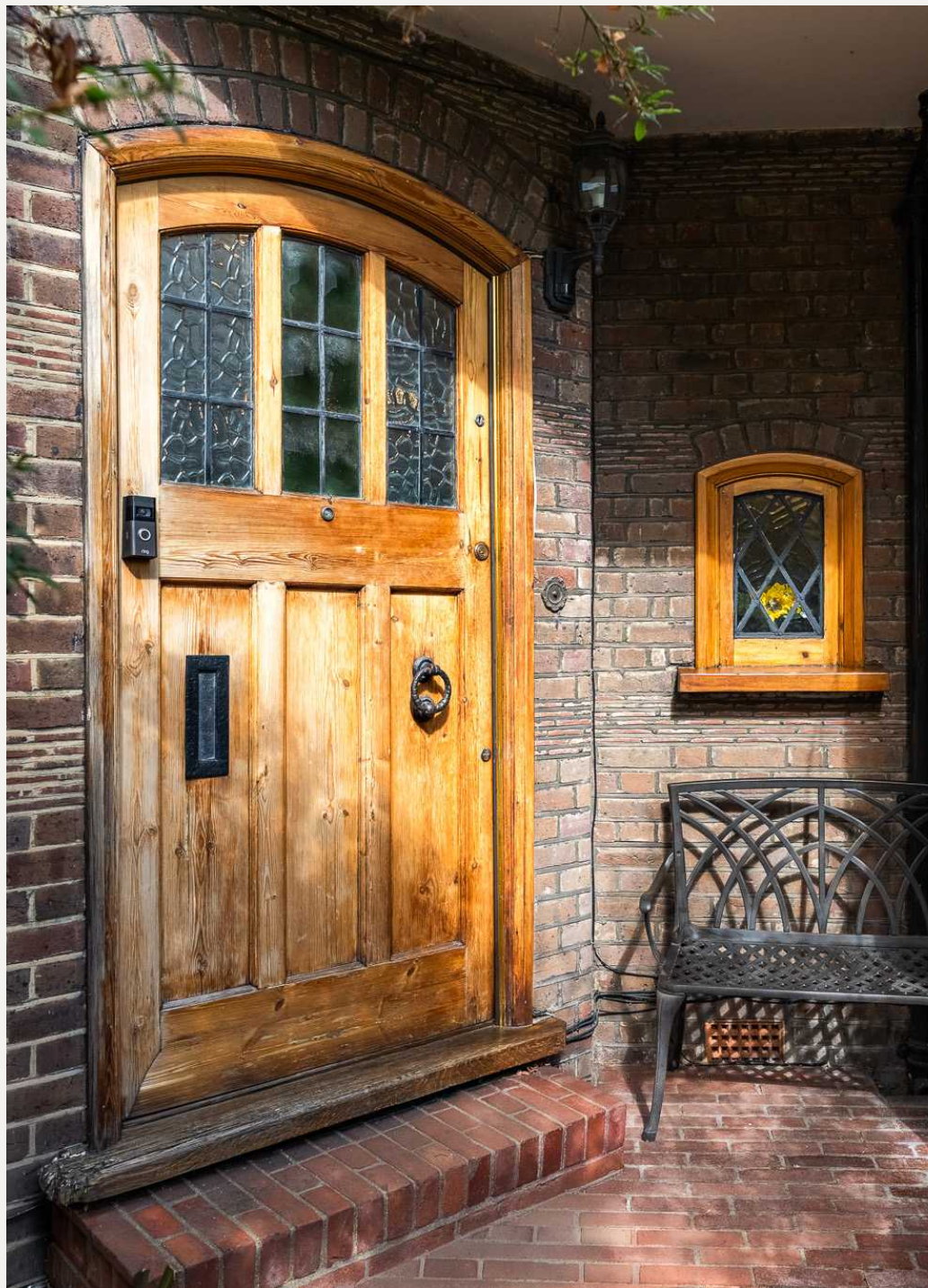
Freehold

The approach

Carbery Avenue provides an attractive setting for this substantial family home, with mature trees lining the residential street. The façade is distinguished by an elegant two storey bay window, traditional architectural detailing and a recessed entrance framed by established planting. A low brick boundary wall, gated pathway and neighbouring period homes contribute to the character of the immediate surroundings.

A welcoming entrance hall introduces the home and creates a clear route between its principal ground floor rooms. The front door incorporates decorative glass panels, while the staircase features a timber balustrade, with useful storage incorporated beneath. Glazed internal doors provide connections to the living and dining spaces, with the arrangement continuing towards the kitchen and rear garden.







The ground floor

The kitchen forms the heart of the open plan living space, with fitted cabinetry, broad work surfaces, gas hob, two ovens, American style fridge freezer, generous peninsula and separate larder.

The dining area opens directly to the garden through bi-fold doors and connects with the kitchen and living room. A glazed roof, windows and heated airing cupboard complete the space.

The generously proportioned living room centres around a substantial fireplace, with wide openings to the kitchen and dining area creating an easy flow while allowing each space to function independently.

The separate formal dining room provides an elegant setting for larger gatherings, featuring an original gas fireplace and broad front-facing bay window, with proportions also suited to alternative reception uses.

Positioned off the entrance hall, the cloakroom serves the principal living and entertaining spaces, with a WC, compact vanity unit, shuttered window, patterned wallpaper and half-height tiling.







The fourth bedroom/ games room and study

The newly constructed garden room provides an exceptional and highly versatile fourth bedroom, currently arranged as a games room. Wide sliding glass doors open across the garden elevation, while expansive skylights and a wall-mounted fireplace enhance the sense of space and comfort. Cork flooring provides a practical finish, and the building also incorporates a private study and dedicated storage room.

Forming part of the detached garden extension, the study provides valuable separation from the main home for focused work. Glazed double doors open towards the garden, while a further window provides an outlook across the surrounding greenery, supported by a large skylight.





The first floor

Occupying a substantial portion of the first floor, the principal bedroom suite offers exceptional scale and privacy. Dual aspect windows support excellent light and views, while extensive storage creates a defined dressing area.

The principal en suite is a carefully considered arrangement of individual fittings. A freestanding clawfoot bath is complemented by a separate glazed shower enclosure, WC and broad trough style basin positioned beneath a shuttered window.

An original feature of the home, the principal balcony provides a peaceful outdoor extension of the bedroom suite.

The generous third bedroom features an original curved bay window overlooking Carbery Avenue, extensive fitted cabinetry, substantial storage and a mirrored vanity area while retaining excellent floor space.

The family bathroom includes a generous walk-in shower, Belfast-style basin, WC and fitted cabinetry, alongside a concealed utility area with space for laundry appliances, shelving and storage.











The second floor

Spanning much of the second floor, the second bedroom provides an impressive and adaptable suite. The pitched roofline, shiplap feature wall and fitted storage bring definition to the main sleeping area, while Velux windows and glazed balcony doors open the outlook. The adjoining hobby room offers a valuable sleeping area, private study, sewing space or accommodation for a child travelling with guests.

Opening directly from the second bedroom, the balcony creates an appealing private place to sit outdoors. Glazed double doors connect the two spaces, while the elevated position creates an open outlook across the surrounding streetscape, cricket pitch and towards the distinctive arch of Wembley Stadium. Its position on the uppermost floor complements the scale and flexibility of the adjoining bedroom suite.

Serving the upper bedroom accommodation, the second floor shower room makes effective use of its position beneath the roof. A glazed shower enclosure benefits from additional height, accompanied by a WC and wall mounted vanity unit.

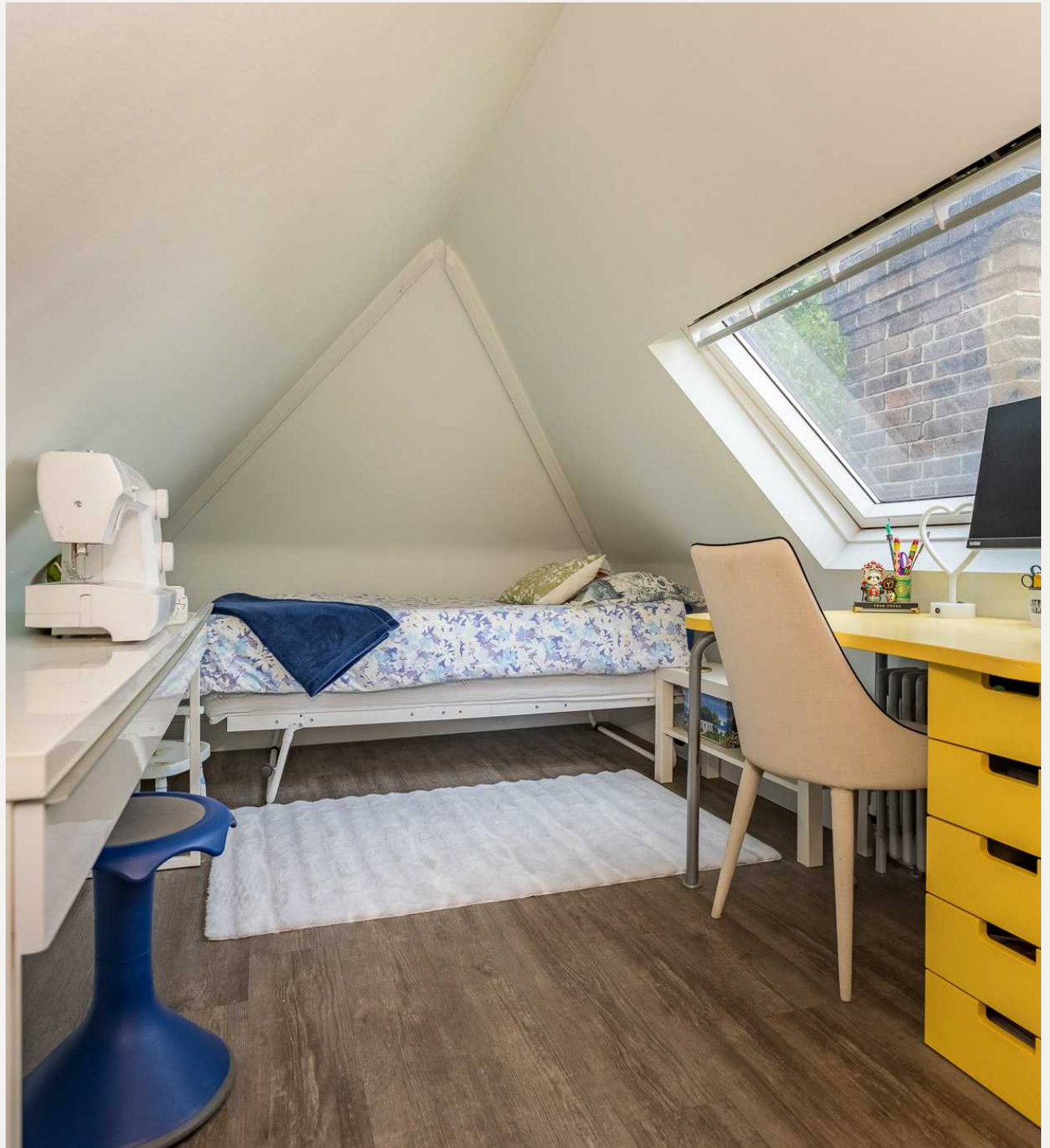






The hobby room

Tucked beneath the roofline on the second floor, this characterful and versatile space is principally accessed through the second bedroom. With restricted head height at its entrance, the room opens into a cosy retreat with a Velux set into the sloping ceiling. Currently used as a sewing room, it lends itself particularly well as a hobby room or children's den, while also providing useful overflow bedroom accommodation when required.



The gardens and parking

The private rear garden provides an inviting balance of lawn, established planting and several areas for outdoor entertaining. A paved terrace beside the home accommodates dining and barbecues, while a further deck at the end of the garden receives the sun for longer. The lawn offers space for croquet and family recreation, with side access and the detached garden extension completing the setting. A garden shed positioned behind the extension provides further outdoor storage.

The front garden is framed by established planting, a low brick boundary wall and gated pathway, creating an attractive approach beneath the mature trees lining Carbery Avenue.

Secure off-street parking is provided within the garage positioned beside the rear garden. The single garage accommodates one vehicle and is fitted with an automatic door opener for convenient access. A separate glass-panelled door from the driveway provides access to the boiler cupboard, housing a Viessmann combi boiler and Megaflo pressurised hot water tank.





Location

Carbery Avenue is a quiet tree-lined residential road, conveniently positioned between Ealing Common and Acton Town stations, with a range of green spaces and amenities nearby.

Acton Town is approximately six minutes away on foot, providing District and Piccadilly Line services towards Chiswick, Hammersmith and the West End. Heathrow Airport Terminals 2 & 3 station can be reached from Acton Town in approximately 25 minutes, making the location particularly convenient for international travel.

Nearby Ealing Broadway provides Elizabeth, Central and District Line services, together with National Rail connections, placing central London and destinations further afield within easy reach.

Chiswick is also readily accessible, while motorists can reach the M4 and M40 via the A406, providing convenient connections across London and beyond.

Gunnersbury Park offers walks towards Kew Bridge and riverside pubs, while Ealing Common provides further green space. St Columba's Tennis Club is minutes away via a gated pathway.



Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed

Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 100 Mbps (source: Ofcom checker).

Mobile Coverage

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk

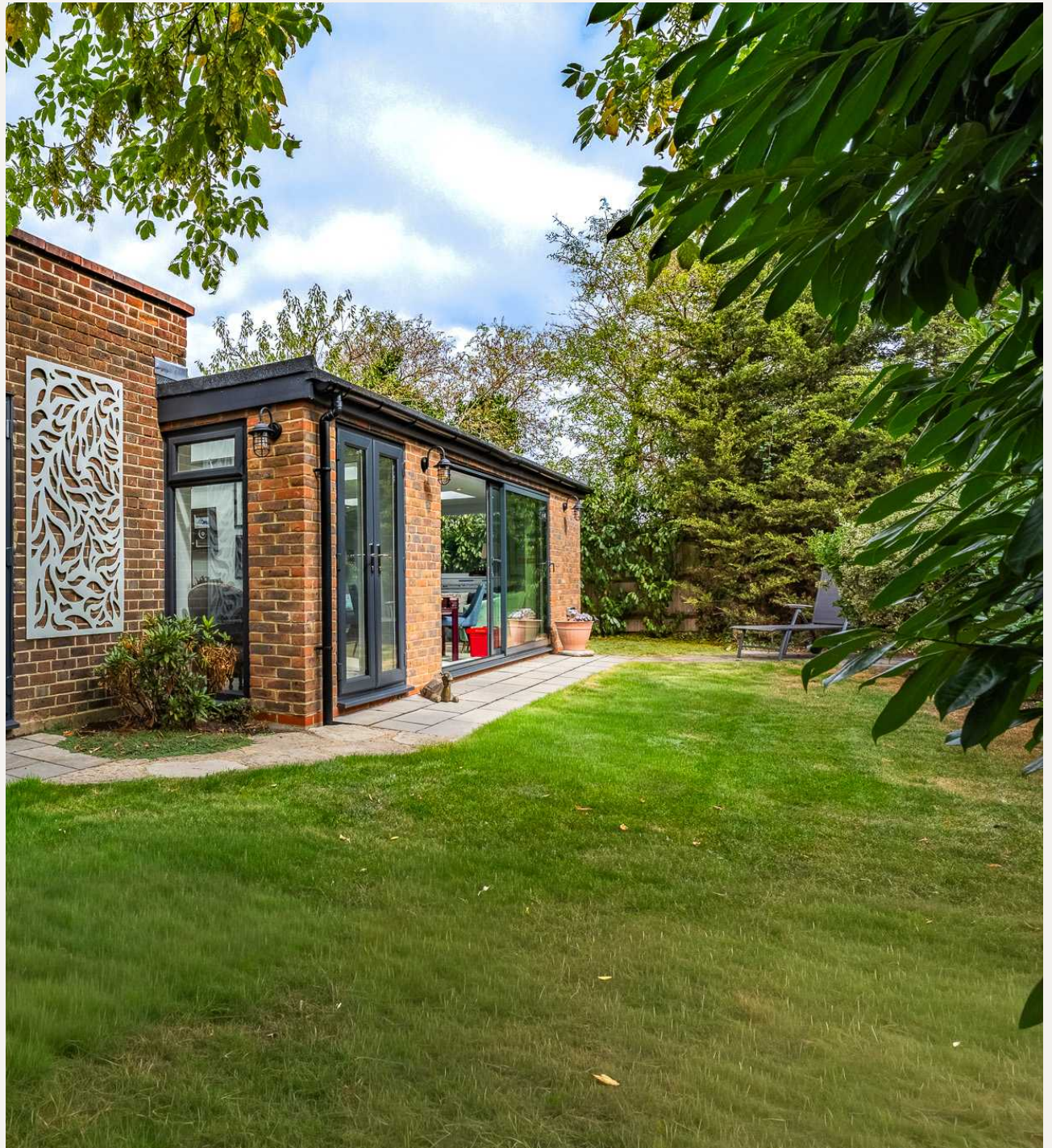
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

EPC

The EPC rating for this property is: D

Council Tax

The Council Tax for this property is Band G



Carbery Avenue, London, W3

Approximate Area = 2201 sq ft / 204.4 sq m

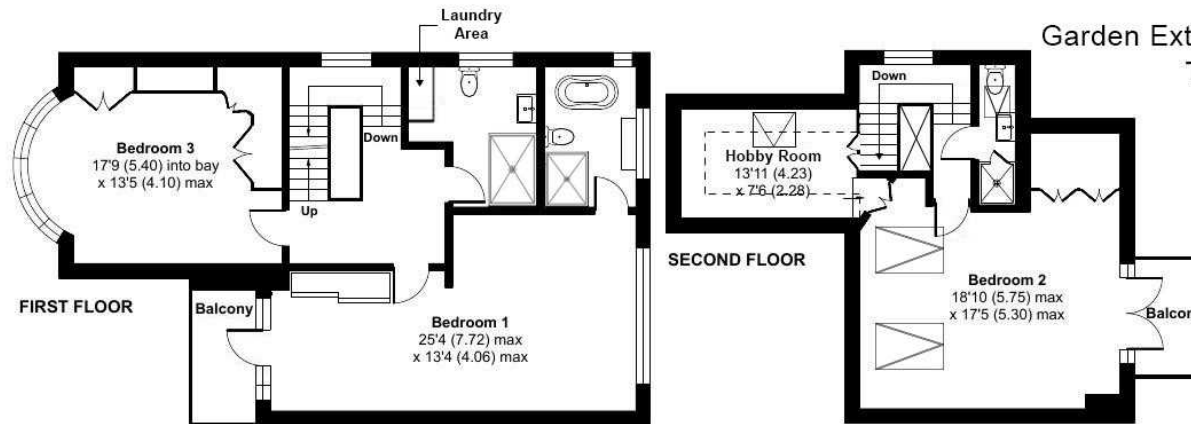
Limited Use Area(s) = 48 sq ft / 4.4 sq m

Garage = 141 sq ft / 13 sq m

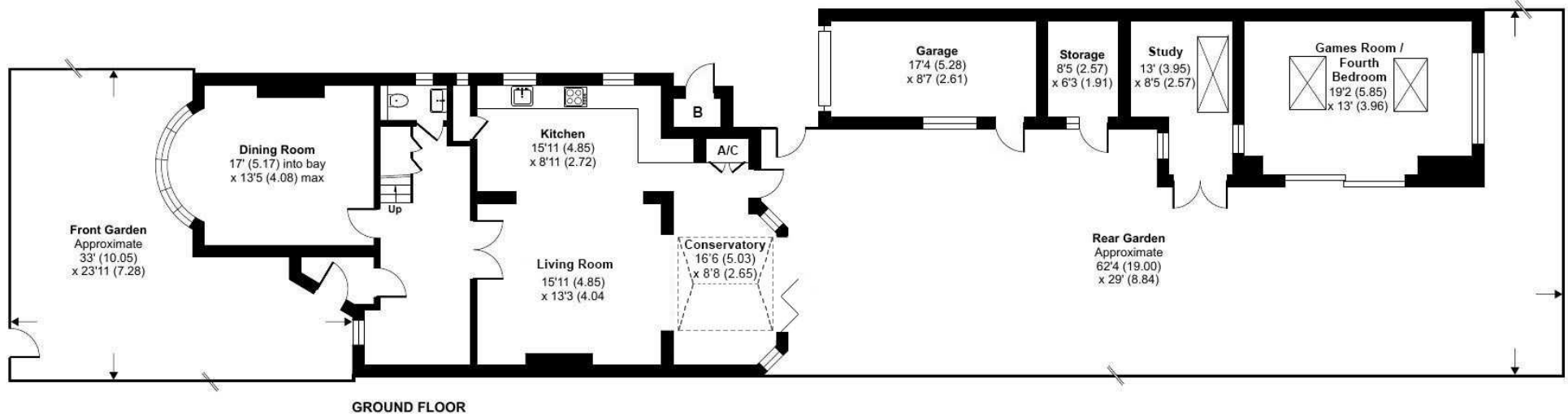
Garden Extension = 393 sq ft / 36.5 sq m

Total = 2783 sq ft / 258.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Grant. REF: 1516569



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