
andrewnunn
ASSOCIATES
ASKING PRICE
£1,699,950
Lyncroft Gardens
Ealing, W13 9PU

PROPERTY SUMMARY

Substantial Five-Bedroom Semi with South-Facing Garden

Set on the south side of one of the area's most highly regarded streets, this five-bedroom halls-adjoining semi offers over 2,150 sq ft of well-balanced living across three floors. Period details including fireplaces and ceiling features, sit comfortably alongside a reworked layout designed for modern use.
The ground floor is centred around a large kitchen/family room opening to a south-facing garden via bi-fold doors. A separate front reception, additional living space suitable for a playroom or gym, plus a utility room and guest WC, add flexibility. The garden extends to the rear with side access and contains a summer house & separate shed.
Upstairs, five good-sized bedrooms are arranged over two floors, supported by two bathrooms and a WC on each level. The loft has been cleverly converted to include integrated storage. Off-street parking includes EV charging. Offered with no onward chain.

Close to Lammas Park and Walpole Park, with convenient access to Ealing Broadway (Central, District, GWR & Elizabeth lines and South Ealing/Northfields Piccadilly Line stations.

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Lyncroft Gardens

Approximate Gross Internal Area = 200.3 sq m / 2156 sq ft
Eaves Storage / Reduced Headroom = 26.6 sq m / 286 sq ft
Outbuildings = 19.2 sq m / 206 sq ft
Total = 246.1 sq m / 2649 sq ft



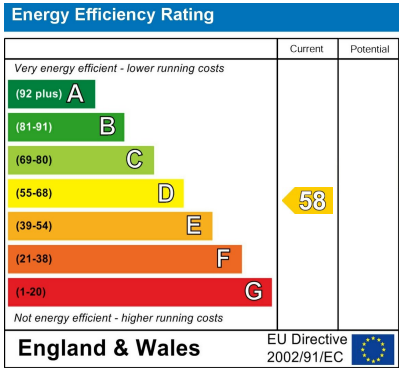
Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

andrew nunn ASSOCIATES

OFFICE ADDRESS
The Clock House
66 South Parade
Chiswick
London
W4 5LG

OFFICE DETAILS
020 8995 1500
sales@andrewnunnassociates.co.uk
andrewnunnassociates.co.uk