

**Shaw
& Co**
ESTATE
AGENTS

£2,850,000

Beaufort Road

Ealing, London, W5 3EB

PROPERTY SUMMARY

A rare opportunity to acquire an impressive and substantial 10-bedroom, 6-bathroom family home, extending to approximately 4,549 sq ft of internal accommodation arranged over three floors, located on one of Haymills Estate most prestigious residential roads.

This elegant property offers exceptionally generous and versatile living space, ideal for large families, multi-generational living, or purchasers seeking a landmark West London home. The accommodation is arranged to provide an impressive family reception and dining area, well appointed bedrooms, and six bathroom suites. The property also offers scope for further enhancement or reconfiguration, subject to the usual planning consents.

Situated in a highly regarded area of West London, the property is conveniently located for Ealing Broadway, Park Royal, North Ealing, and West Acton stations, providing excellent transport via the A40 into Central London and beyond. The area is also well served by reputable schools, green open spaces including Hanger Hill Park, and a wide selection of shops, cafés, and local amenities.

10



6



2







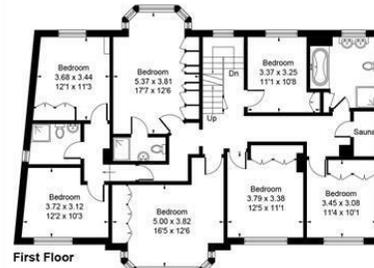
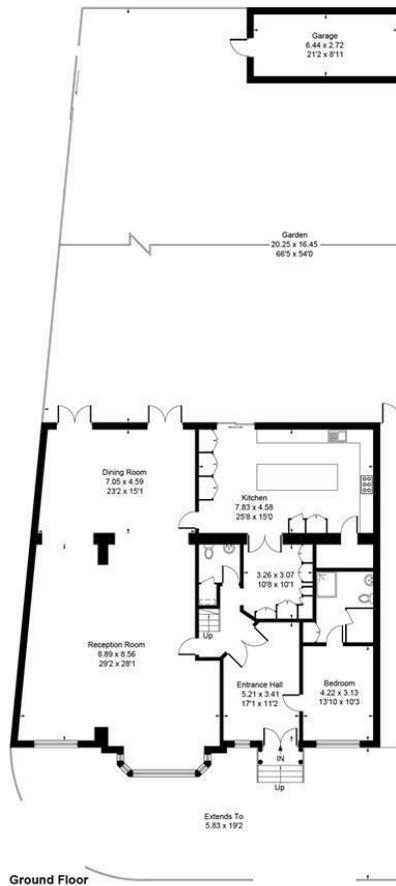


Approximate Gross Internal Area (Excluding Eaves & Void)

422.63 sq m / 4549 sq ft

Garage = 17.90 sq m / 193 sq ft

Total = 440.53 sq m / 4742 sq ft



LOCAL AUTHORITY

Ealing

TENURE

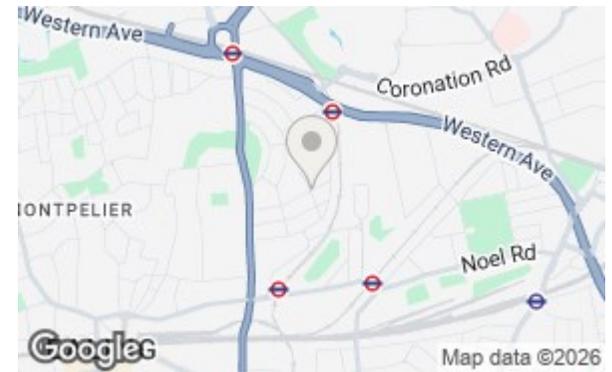
Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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