



St. James Avenue, W13

£1,185,000

*** Offers In Excess Of ***

Seeing is believing - this four bedroom family home is simply stunning, kept in immaculate condition throughout by the current owners and benefitting from an abundance of period features and character throughout, this is a must for early viewing. Set over three floors and with a gorgeous landscaped garden, eye catching curb appeal and off-street parking for multiple cars at the front.



One of the finest examples of a family home locally, the generous ground floor accommodation comprises a large front reception room, kitchen/dining room, additional reception/dining room which leads to the sun-trapped landscape garden. The first floor offers four double bedrooms and a family bathroom. A wonderful living space in the loft room on the third floor.

Ideally located for easy access to West Ealing station (Elizabeth Line) aswell as Northfields and Boston Manor (Piccadilly). A range of parks locally including Elthorne, Lammas & Walpole. Ofsted outstanding schools including Oaklands primary & Elthorne High.

- Semi-Detached • Four Bedrooms • Multiple Off-Street Parking •
- West Ealing (Elizabeth Line) • Secluded Landscaped Garden • Complete Chain ! •





Total area (approx.): 182.9 sq. m (1968.7 sq. ft)
(Excluding Eaves)
Garage area (approx.): 15.7 sq. m (168.9 sq. ft)

Robertson Smith & Kempson Acton Sales
137 High Street, Acton,
London, W3 6LY
020 8896 3996
actonsales@robertsonsmithandkempson.co.uk

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.