

84 Northfield Avenue, London, W13 9RR

020 8840 5151



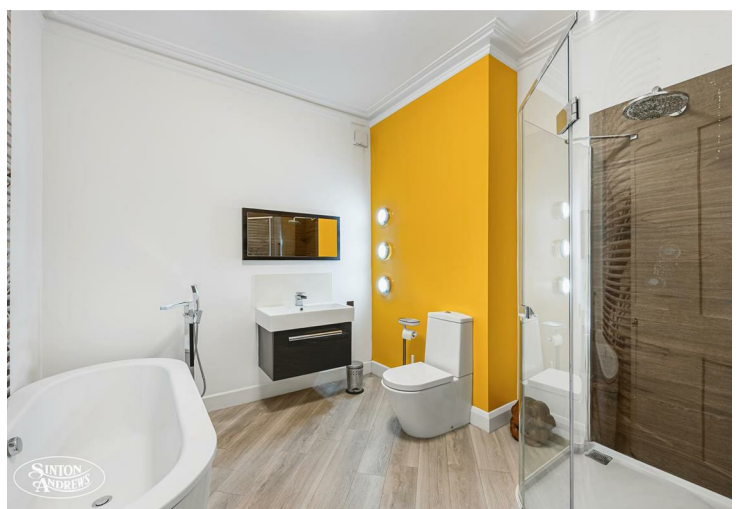
**Freehold / House - Semi-Detached**

**Elers Road**

**£2,750,000**

A magnificent Edwardian residence positioned directly opposite Lammas Park, in one of Ealing's most sought-after locations.

- Six bedrooms + three bathrooms
- Corner plot with extensive gardens
- Secured and gated off-street parking with charging point
- Close to excellent local schools, shops and transport links
- Home office
- Highly desirable location



**Freehold / House - Semi-Detached**

# Elers Road, W13 9QB

## £2,750,000

Arranged across three floors and extending to over 3,000 sq. ft., this elegant and exceptionally spacious family home occupies a prominent corner plot at the junction of Elers Road and Carew Road. Its position has allowed for extensive side, rear and first-floor additions, creating a wonderfully versatile home of impressive proportions.

The ground floor features a wide and welcoming entrance hall, two reception rooms, a utility/laundry room and a cloakroom. To the rear and side, the property has been significantly extended to provide an outstanding open-plan kitchen/dining/family space filled with natural light. Doors from the kitchen open onto large, secluded gardens, while to the rear there is gated off-street parking with an EV charging point and an impressive home office.

The upper floors comprise six generous double bedrooms, three bathrooms and excellent storage throughout.

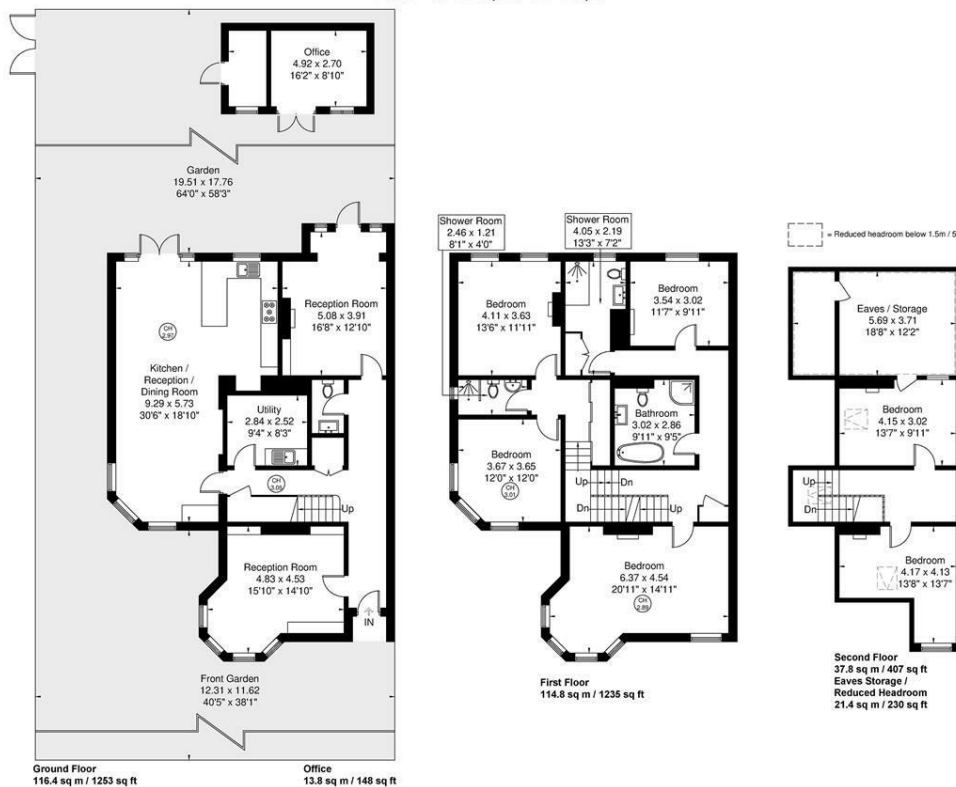
This is a rare opportunity to acquire a substantial Edwardian home on an exceptional plot in a prime Ealing location.

The property is moments from both Lammas and Walpole Parks, as well as the shops, cafés and Piccadilly Line station on Northfield Avenue. West Ealing Elizabeth Line station is also nearby. Outstanding local schools include Fielding, Little Ealing and Mount Carmel Primary Schools, together with Ealing Fields and Elthorne High Schools. Ealing Broadway, with its extensive shopping and transport connections, is a pleasant stroll through Walpole Park.



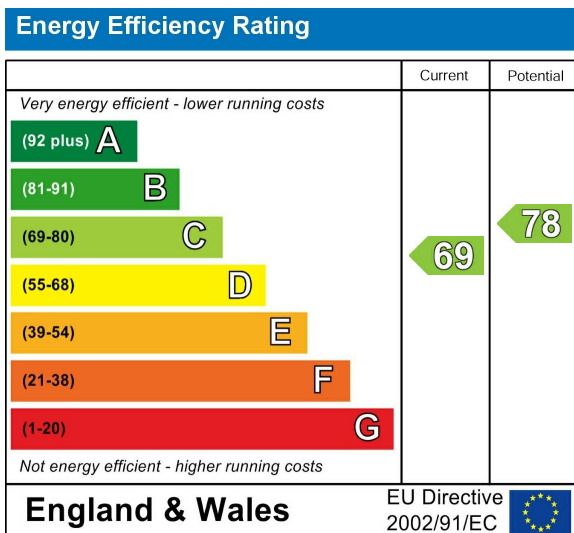
### Elers Road

Approximate Gross Internal Area = 269.0 sq m / 2896 sq ft  
 Eaves Storage / Reduced Headroom = 21.4 sq m / 230 sq ft  
 Office = 13.8 sq m / 148 sq ft  
 Total = 304.2 sq m / 3274 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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### Energy Performance Graph



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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 are advised to recheck the measurements.