

**Egerton Gardens**

Guide Price £1,250,000

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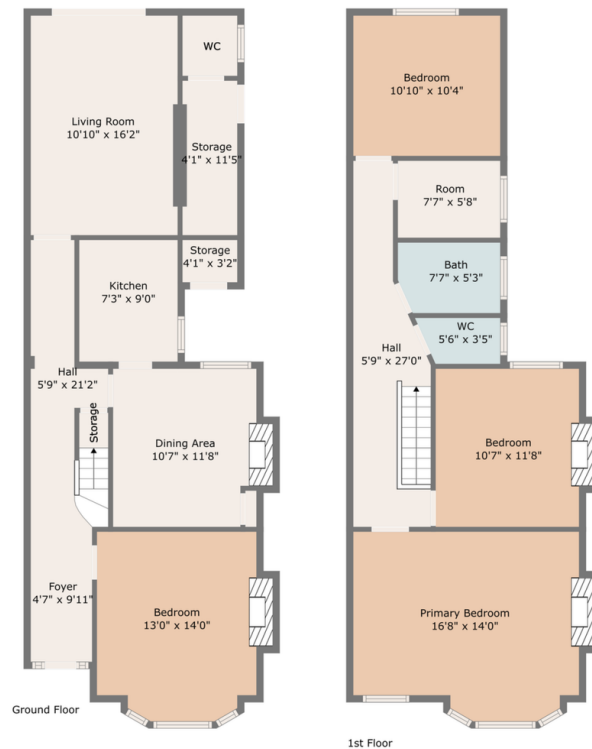


Quote RA1223 for all enquiries

Guide Price £1,250,000 - £1,300,000

An impressive four-bedroom, three-bathroom Victorian home offering 1,610 sq ft of light-filled living space in desirable West Ealing (W13). Perfectly combining period charm with modern convenience, offering a programme of modernisation - the property is spread over 1610sqft of living space, offers two spacious reception rooms, and a large private garden ideal for outdoor entertaining. Complete with rare off-street driveway parking and set in a prime W13 Location - Walking distance from Notting Hill & Ealing & Avenue House Schools with access to local amenities and transport links, this residence offers a fantastic foundation for comfortable family living.

- Quote RA1223 for all enquiries
- Guide price £1,250,000 - £1,300,000
- Impressive family home - 1,610 Sq Ft of Living Space
- Four Bedrooms & Three Bathrooms
- Two Generous Reception Rooms
- Large Private Garden, Freehold
- Prime W13 Location - Walking distance from Notting Hill & Ealing & Avenue House Schools
- Ideal Family Home Foundation - will need a programme of modernisation
- Potential to extend outwards and upwards, Off-street parking for 2 x cars
- Convenient Transport Links: Easily accessible for commuters, located within easy reach of West Ealing station (Elizabeth Line) and Ealing Broadway connections.



**Total: 1610 sq. ft**  
 Ground Floor: 778 sq. Ft, 1st Floor: 704 sq. ft  
 Fireplace: 24 sq. Ft, Walls: 104 sq. ft

Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed

