

RANELAGH ROAD

LONDON W5



A handsome semi-detached family house with garden, garages and off-street parking.

This beautiful six-seven bedroom period property has wonderful proportions, superb natural light and a wealth of period features.

The accommodation offers fantastic flexibility and is currently arranged as a spacious four-bedroom family home over the raised ground, first and second floors with a self-contained flat on the lower ground floor. However, there is planning consent already in place to combine the two units into one substantial property.

The highlight of the raised ground floor is an elegant drawing room with 3m ceiling height, large bay window, an ornate feature fireplace and wooden floors. The rest of this level comprises a dining room with views over the garden and a kitchen.

On the first floor are two bright and spacious bedrooms, a study (or single bedroom) and a family bathroom.

Two further bedrooms and a bathroom are located on the second floor.

On the lower ground floor is a self-contained flat with reception room, kitchen, two bedrooms and a bathroom.

Outside there is a lovely 53ft garden with lawn and terrace that is perfect for outdoor entertaining.

The property also offers the rare asset of a double garage and two off-street parking spaces.





Location

The house is located in the mid-section of Ranelagh Road, which is a pretty residential street that is well-located for the wide range of shops, cafes, restaurants and transport links at Ealing Broadway (0.7 miles away).

The green open spaces of Lammas Park and Walpole Park are close by, located 0.3 and 0.5 miles away respectively.

South Ealing Underground station (Piccadilly Line) is also easily reached being only 0.4 mile away and gives direct access in to the West End and The City and out to Heathrow airport.

The area has a wealth of highly-regarded schools including Grange Primary School, Durston House School and Ealing GDST.



Key Features

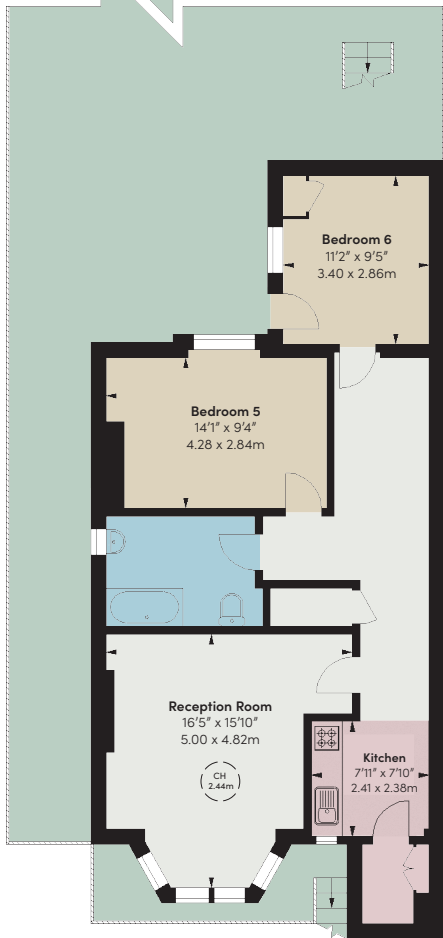
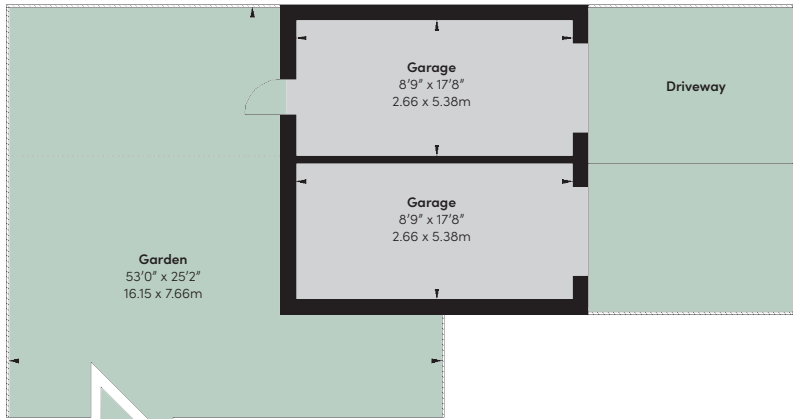
- Impressive proportions
- Excellent natural light
- Period features
- Good garden
- Garages and off-street parking
- Flexible accommodation

Tenure
Freehold

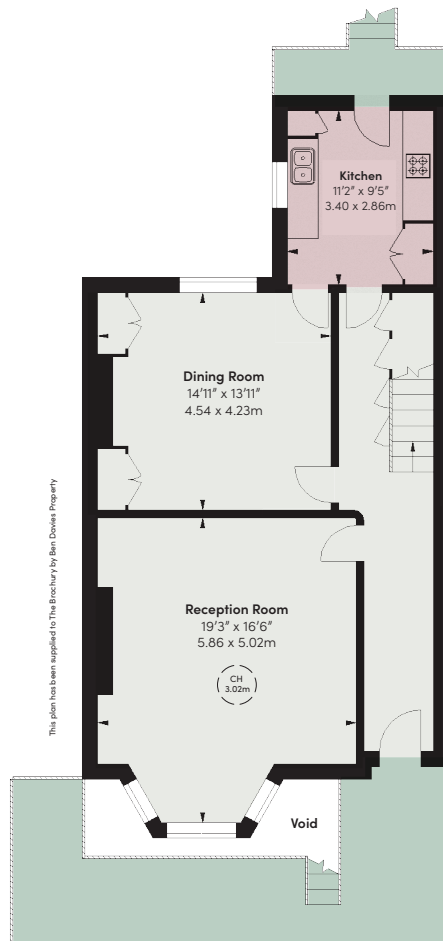
Guide Price
£2,200,000

Local Authority
London Borough
of Ealing

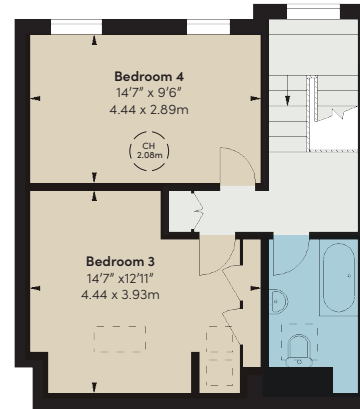




Lower Ground Floor



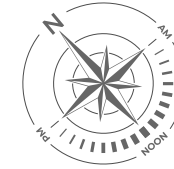
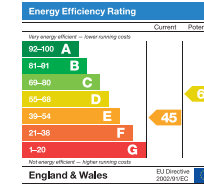
Ground Floor



Second Floor



First Floor



Approximate Gross Internal Area

3,124 sq ft
290.33 sq m
including garages

Garages

317 sq ft
29.45 sq m

Disclaimer In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

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BEN DAVIES
PROPERTY

07973 818601
ben@bendaviesproperty.co.uk
bendaviesproperty.co.uk

THE BROCHURE