



£2,000,000 Freehold  
RANELAGH ROAD, EALING W5 5RP









**A RARE OPPORTUNITY TO ACQUIRE A WONDERFUL DETACHED VICTORIAN HOME ON THE SOUTH SIDE OF THIS EVER-FASHIONABLE EALING STREET.**

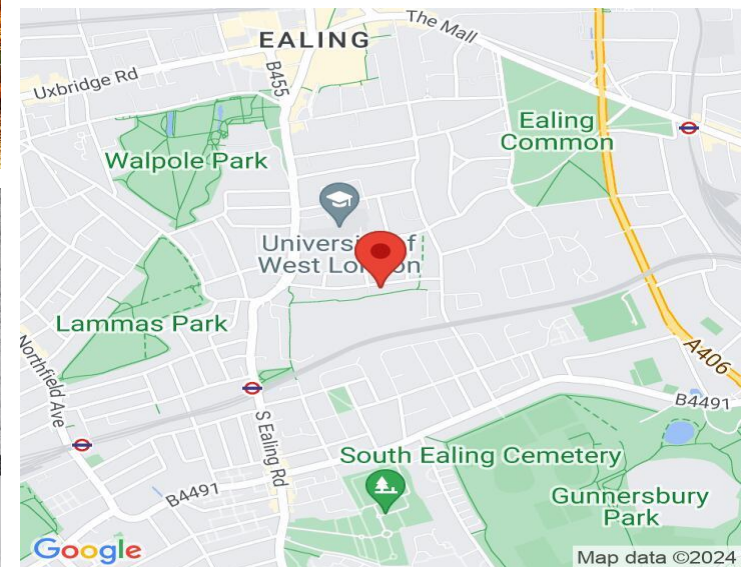
Ranelagh Road is well situated in the heart of Olde Ealing close to St Mary's church, and within easy reach of both Lammas and Walpole parks and the busy town centre of Ealing Broadway.

For the commuter the area is well served by the new Elizabeth Line station at Ealing Broadway, the Central and District lines, and the Piccadilly line at South Ealing.

This charming property has been in the same ownership for many years and features generous accommodation arranged over four floors. With a wealth of original features, the house features a super-size lower ground floor family kitchen/diner, two further reception rooms on the hall floor, four good size bedrooms and two bathrooms plus cloakroom and utility room. This splendid Victorian home also enjoys a south facing patio courtyard and walled garden, and attractive front garden.

**COUNCIL TAX BAND: G**

**EPC Rating: D**



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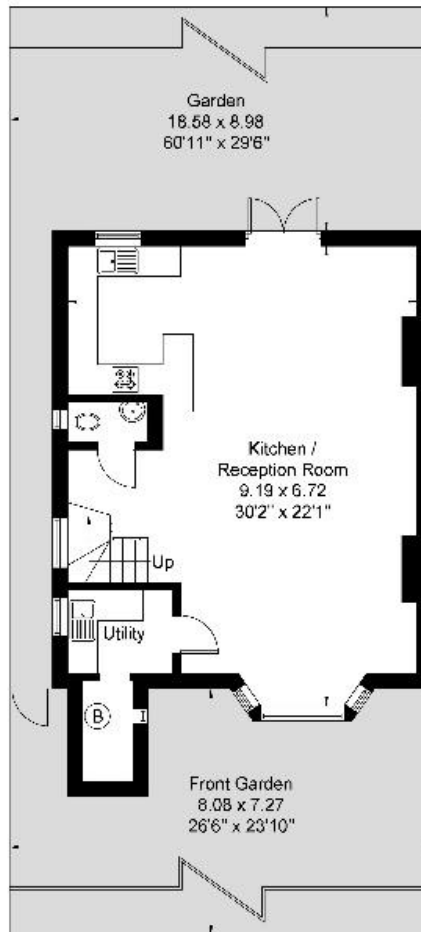


# Ranelagh Road

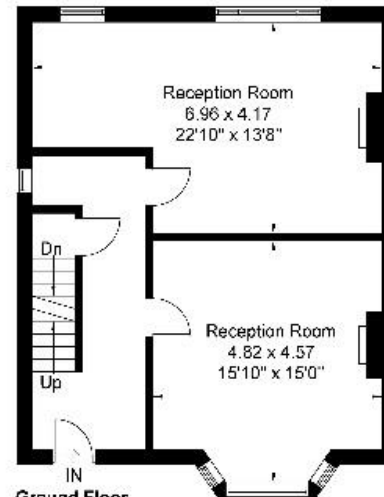
Approximate Gross Internal Area = 213.6 sq m / 2299 sq ft

Eaves / Reduced Headroom = 23.5 sq m / 253 sq ft

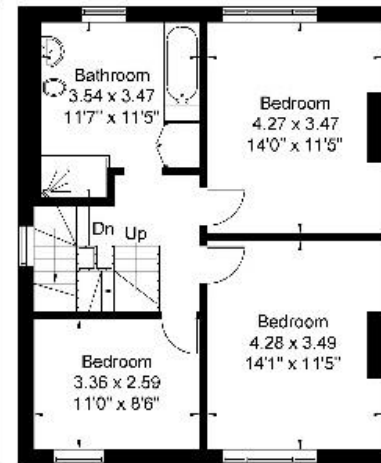
Total = 237.1 sq m / 2552 sq ft



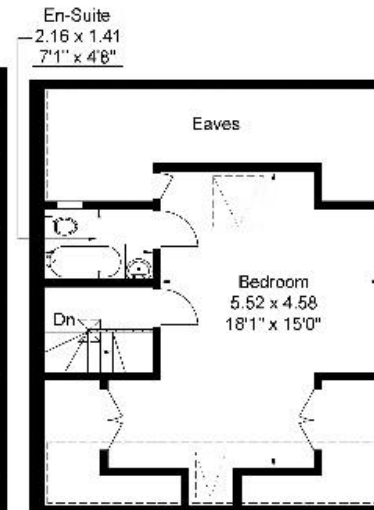
**Lower Ground Floor**  
62.6 sq m / 674 sq ft



**Ground Floor**  
60.4 sq m / 650 sq ft



**First Floor**  
58.5 sq m / 629 sq ft



**Second Floor**  
32.1 sq m / 345 sq ft  
Eaves / Reduced Headroom  
23.5 sq m / 253 sq ft

= Reduced headroom below 1.5m / 5'0"

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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