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£1,750,000 Freehold

KINGSLEY HOUSE, LYNTON AVENUE, EALING, W13 0EA





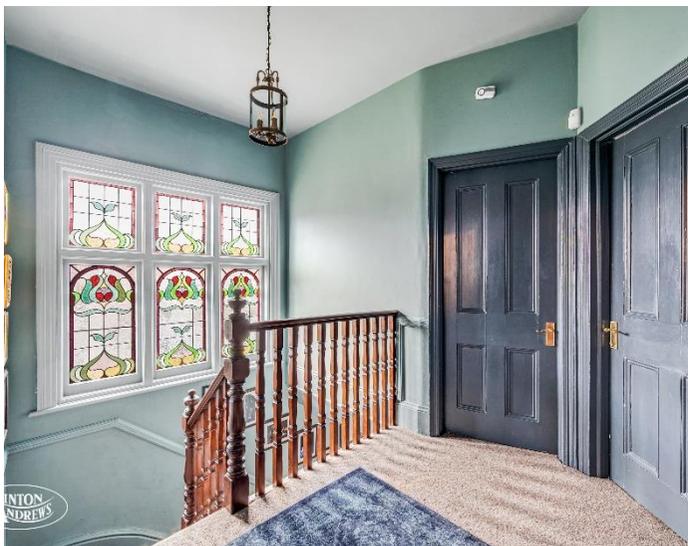
**A VERY WELL-APPOINTED AND CLEVERLY EXTENDED PERIOD HOME OFFERING GENEROUS LIVING SPACE ACROSS THREE FLOORS.**

Kingsley House is a unique detached Edwardian residence, ideally located close to Drayton Green and the busy Elizabeth Line (Crossrail) Station at West Ealing, with a Waitrose supermarket nearby and excellent local bus services to Ealing Broadway. The property is also conveniently situated for highly regarded schools including Drayton Manor High School, Notting Hill & Ealing High School and Drayton Manor Primary School.

This substantial detached family home features two spacious reception rooms and a generously extended family kitchen/diner, along with a cloakroom, six bedrooms and two bathrooms. Many original period features have been retained throughout. Additional benefits include gas central heating, a good-sized rear garden, off-street parking for two cars with an EV charging point and planning permission to further extend the ground floor (plans available on request).

**COUNCIL TAX BAND: G**

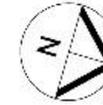
**EPC Rating: D**



 [www.sintonandrews.com](http://www.sintonandrews.com)  
020 8566 1990

# Lynton Avenue

Approximate Gross Internal Area = 182.7 sq m / 1966 sq ft  
 Eaves / Reduced Headroom = 25.0 sq m / 269 sq ft  
 Total = 207.7 sq m / 2235 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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