



SINTON
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£2,300,000 Freehold

AMHERST AVENUE, EALING, W13 8NQ





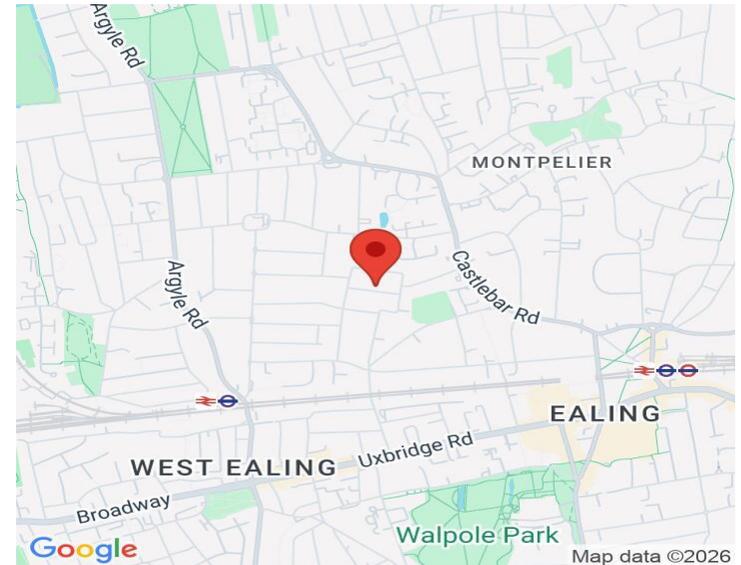
A HANDSOME AND EXCEEDINGLY SPACIOUS FIVE-BEDROOM, DOUBLE FRONTED EDWARDIAN VILLA IN THIS SOUGHT AFTER LOCATION.

Amherst Avenue is a much favoured, quiet and tree lined, residential avenue in the heart of Ealing's fashionable Castlebar area. A short stroll to Ealing Broadway Town Centre with its vast array of shops restaurants, cafes and bars. Ealing Broadway Station is nearby enjoying all the benefits of the Elizabeth, Central and District Lines - Providing easy access to London and Heathrow Airport. Conveniently placed for several favoured schools such as Durston House, St Benedict's, Notting Hill and Ealing Girls School.

This spacious and elegant period house has been the subject of a comprehensive renovation programme completed with great style, flair and imagination, preserving its original charm and character whilst enhancing it with modern touches to provide a splendid family home. The accommodation enjoys: Welcoming entrance hall. Guest cloakroom. Elegant sitting room. Study / music room. Spectacular split level open plan living room with an excellently appointed kitchen / breakfast room. Laundry room. Five double bedrooms. Three smart bath / shower rooms (one en suite). Forecourt parking. Delightful 'sun trap' south facing private garden. Warmed by gas fired central heating. Wealth of period features and charm.

COUNCIL TAX BAND: G

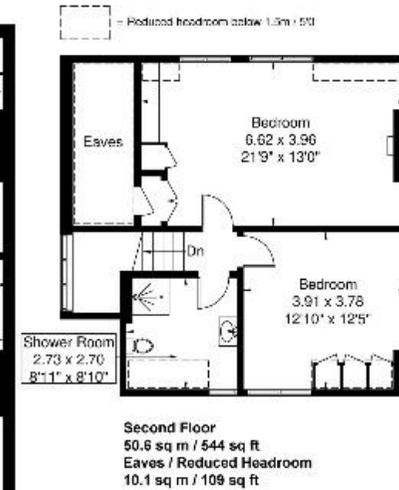
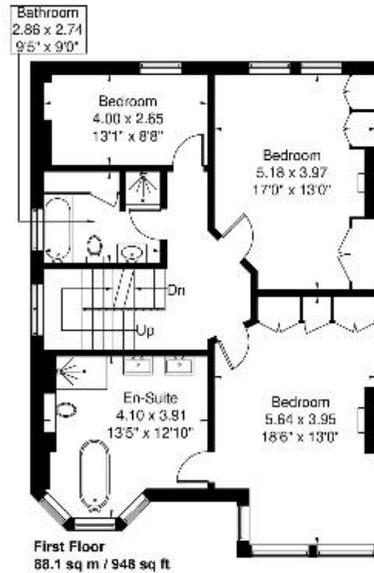
EPC RATING: D




www.sintonandrews.com
 020 8566 1990

Amherst Avenue

Approximate Gross Internal Area = 268.5 sq m / 2809 sq ft
 Eaves / Reduced Headroom = 10.1 sq m / 109 sq ft
 Total = 278.6 sq m / 2998 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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