



**Delamere Road, London, W5**

Price Reduced to: £1,450,000

 Benham  
& Reeves

# Delamere Road, London, W5

🏠 4 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Freehold

REF#: BEA240209

A classic 1930s double fronted semi-detached home offering over 1600 square feet of internal living space, excluding the attached 161 square feet garage. This well located and proportioned home offers the unique opportunity to modernise throughout. The property offers off street parking, bay windows allowing an abundance of natural light seamlessly flow into the living rooms, four well sized bedrooms, a family bathroom, access to an expansive easterly-facing garden attained from the kitchen. There is ample scope to extend to the rear or into the loft, subject to your own investigations/planning.

Delamere Road is a quiet sought after residential area of similar homes just south of Ealing Broadway. The property is 0.8 miles to Ealing Broadway shopping centre and less to the excellent shops, bars and restaurants in Ealing Common or Ealing Green and St Mary's Road. Ealing Broadway station which has the Elizabeth, Central and District Lines into London on the underground with the overground to Paddington, Heathrow and out to Reading is just 0.9 miles from the property. Ealing Common's District and Piccadilly Line Tube station only 0.6 miles and South Ealing's Piccadilly Line Tube station is 1 mile. Nearby parks and open spaces include Ealing Common and Walpole Park.



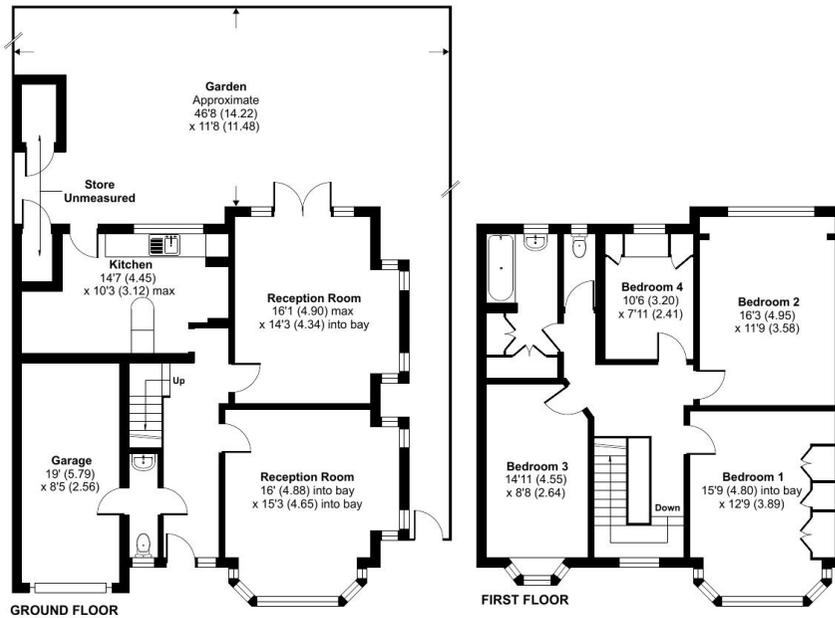


## Property Features:

- 1930s Double Fronted Semi Detached Home
- 4 Bedrooms
- 1831 Square Feet (Approx.)
- Off Street Parking
- Garage
- East Facing Garden
- Chain Free
- Ealing Broadway (Elizabeth, Central and District Lines)

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Approximate Area = 1670 sq ft / 155.1 sq m (excludes store)  
 Garage = 161 sq ft / 14.9 sq m  
 Total = 1831 sq ft / 170 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>87</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>50</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced      £1,450,000

to:

Tenure:              Freehold

## Viewings:

All viewings are by appointment only through our Ealing Office.

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