



SINTON  
ANDREWS

SINTON  
ANDREWS

£1,950,000 Freehold  
AMHERST AVENUE, EALING, W13 8NQ









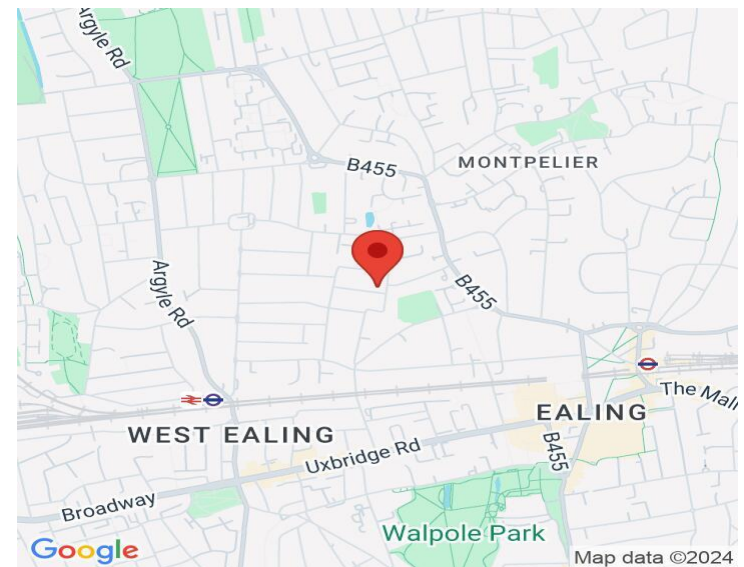
**A BEAUTIFUL AND PARTICULARLY SPACIOUS EDWARDIAN DOUBLE FRONTED VILLA IN THIS PEACEFUL AND SOUGHT AFTER LOCATION.**

Ideally placed in this popular tree lined avenue just off Castlebar Road. 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.

This wonderful family home is offered in excellent condition and retains a wealth of period charm and original features. The accommodation enjoys: Welcoming and spacious entrance hall. Two elegant reception rooms. Cloakroom. Fabulous family kitchen / diner. Five double bedrooms. Two bathrooms and a swish en-suite bath / shower room. Warmed by gas fired central heating. Enjoying an attractive well stocked rear garden and benefiting from off street parking.

**COUNCIL TAX BAND: G**

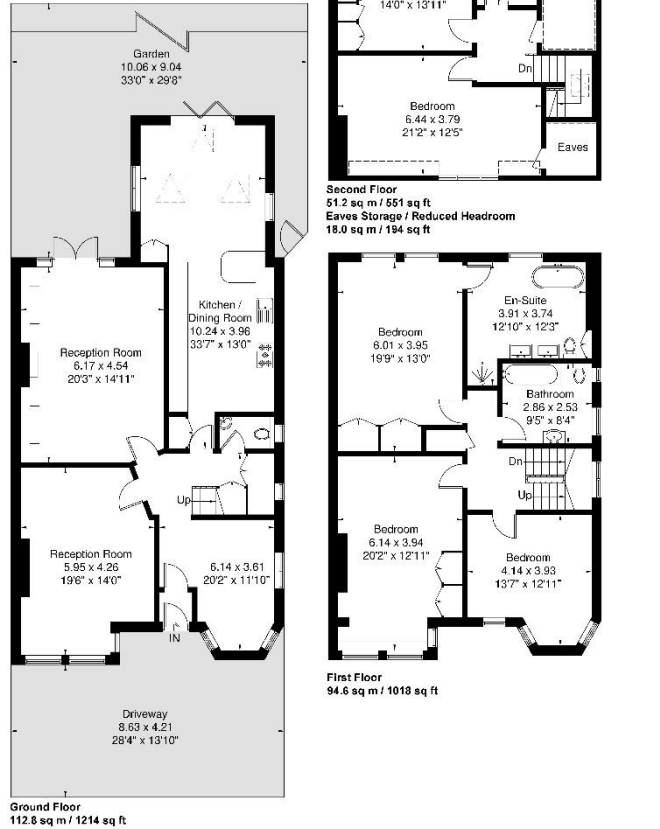
**EPC Rating: D**



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

# Amherst Avenue

Approximate Gross Internal Area = 258.6 sq m / 2783 sq ft  
 Eaves Storage / Reduced Headroom = 18.0 sq m / 194 sq ft  
 Total = 276.6 sq m / 2977 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.  
 © www.perspective.co.uk

020 8566 1990

8 Spring Bridge Road, Ealing, London W5 2AA

SINTONANDREWS.COM

