



A splendid family home with a south facing garden and self-contained annex

**Whitehall Gardens, London, W3 9RD**

Freehold



**Semi-detached • Accommodation over three floors •  
Four bedrooms • Self-contained annex • Located 0.4  
miles (approx.) to Ealing Common Station**

**Local Information**

Whitehall Gardens is an established and highly sought after residential location located approximately 0.4 miles from Ealing Common Station which offers the District and Piccadilly Underground lines. West Acton Station is approximately 0.5 miles away, and provides the Central Line service. Ealing Broadway is one stop away, and will be serviced by the much anticipated Crossrail which will dramatically reduce commuting times into central London. Ealing boasts an abundance of boutique shops, fashionable bars and restaurants as well as a number of regular bus routes. The area is also renowned for its reputable schools (including a Japanese option). as well as numerous parks and open spaces.

**About this property**

Located in a particularly sought after location is this well-presented and substantial four bedroom semi-detached house with accommodation arranged over three floors, a south facing rear garden and self-contained annex.

The accommodation which has retained many original features in brief comprises: Reception hall, bay fronted living room, separate utility room and guest WC/ shower room and an impressive open plan dining kitchen with patio doors providing direct access onto the south facing rear garden. To the side of the dining

area you will find a useful study area to be used as you wish.

The first floor features a generous family bathroom, two double bedrooms, one of which features an en suit bathroom and dressing room. This floor also offers the principal bedroom with the added bonus of an appealing balcony. To the second floor there is a spacious fourth bedroom with an ample amount of eaves storage.

To the side of the property there is a private entrance to the self-contained annex that comprises of a modern bespoke fitted kitchen with appliances, a generous double bedroom and a shower room/ utility.

Outside to front there is a small garden and walkway leading to the main entrance. The rear garden is predominantly paved and features two large storage sheds.

**Tenure**

Freehold

**Local Authority**

Ealing

**Energy Performance**

EPC Rating = D

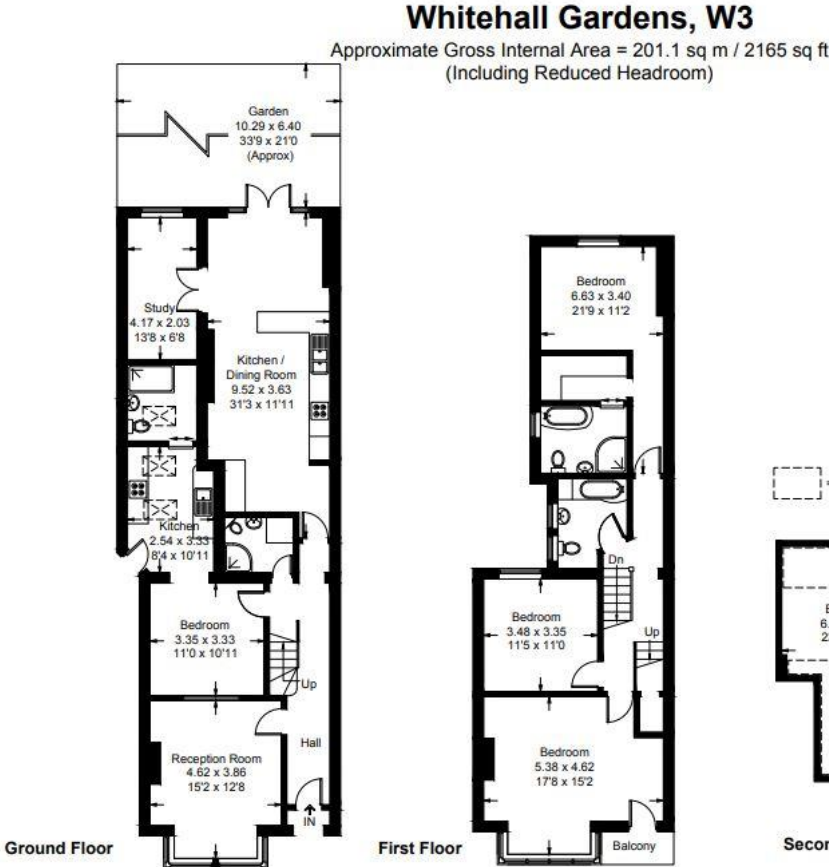
**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Ealing Office.  
Telephone: +44 (0) 208 018 7100.






Whitehall Gardens, London, W3  
Gross Internal Area 2165 sq ft, 201.1 m<sup>2</sup>



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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