



## IMPRESSIVE FAMILY HOME WITH 171' GARDEN IN PRIME CENTRAL EALING LOCATION

MATTOCK LANE,  
EALING BROADWAY, LONDON, W5 5BH

Freehold

savills



## BEAUTIFULLY SITUATED OPPOSITE THE STUNNING AND POPULAR WALPOLE PARK

MATTOCK LANE, EALING BROADWAY,  
LONDON, W5 5BH

### Freehold

7 bedrooms ♦ 2 reception rooms ♦ kitchen ♦ dining room  
♦ basement storage ♦ 4 bathrooms ♦ off street parking ♦  
garage ♦ garden ♦ 4284 sq ft (399.9 sq m) ♦ EPC rating =  
E

### Situation

Mattock Lane is a popular residential street in Ealing. The property is ideally located for access to the shops, restaurants and entertainment at Ealing Broadway as well as overlooking the entrance to the beautiful Walpole Park. Mattock Lane is also very well located for Ealing Broadway tube station which is currently serviced by the Central & District lines and First Great Western rail services to Paddington, Heathrow and the West. Ealing Broadway will also host the new Crossrail line, dramatically reducing commuting times across London, with journey times to Bond Street in 11 minutes, Liverpool Street in 18 and Heathrow in just 14 minutes.

### Description

An elegant and classical double fronted detached house benefiting from off street parking for several cars, as well as a large 171 ft garden to the rear. The ground floor hosts two very generously sized reception rooms, a dining room and separate kitchen which provides direct access to the fabulous garden. The basement, which provides excellent storage space, is also accessible from the ground floor.

The first floor houses four impressive and well-proportioned double bedrooms, two of which provide en suite shower rooms, as well as a family bathroom. The further three exceptionally large bedrooms are on the second floor provide excellent family accommodation. The proportions throughout the house give it a wonderful feeling of space and with the impressively large garden and off street parking it really is a fantastic family home.

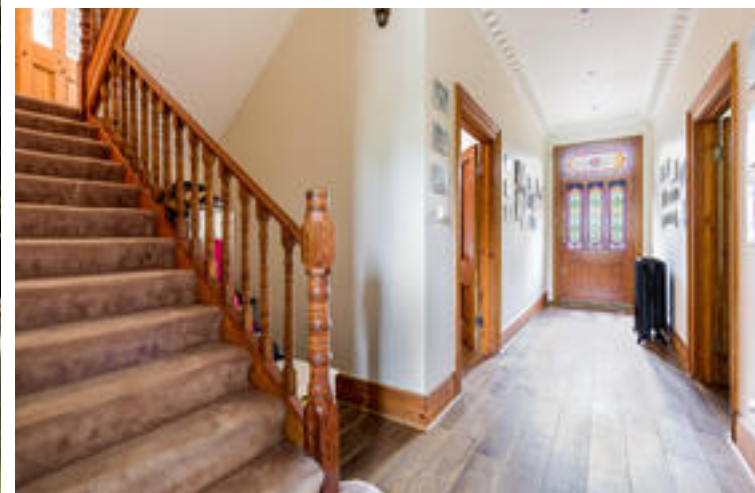
NB- The property has previously been treated for Japanese Knotweed.

### Viewing:

Strictly by appointment with Savills







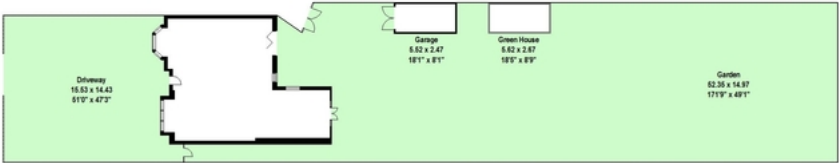


Mattock Lane, W5

Approximate Gross Internal Area 399.9 sq.m (4303 sq.ft)  
(Including Restricted Head Height)

Approximate Gross Internal Area 398.1 sq.m (4284 sq.ft)  
(Excluding Restricted Head Height)

For Identification Only. Not To Scale.  
© Mays Floorplans  
Under 1.5m head height



Site Plan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		