



{ PARK HILL, EALING, W5

Hamptons

THE HOME EXPERTS



# { THE PARTICULARS

**Park Hill, Ealing, W5**

**Guide Price £3,750,000**  
**Freehold**

 **8 Bedrooms**  
 **7 Bathrooms**  
 **3 Receptions**

## Features

Detached Family Home, Eight Bedrooms, Three Reception Areas, Premier Location, Beautiful Garden with Pond, Heated Swimming Pool, Useful Cellar, 100ft Plus Garden, Over 5200 Square Ft

## Hamptons

20 The Mall  
London, W5 2PJ  
0208 840 4545  
ealing@hamptons.co.uk  
www.hamptons.co.uk

A substantial 5200 + square feet double fronted residence located on one of Ealing's finest locations. Versatile accommodation with a total of 8 bedrooms and 7 bathrooms. The top portion of the house can easily be a self-contained three/four bedroom apartment with own side entrance.

## The Property

A fine Victorian detached double-fronted house in this classic build style in a much favoured location north of Ealing Broadway. Naturally arranged over three floors, the accommodation provides eight bedrooms, seven bathrooms, vast living space with three reception areas, ground floor cloakroom/family sized kitchen with separate utility room, conservatory room and a cellar. The property has been well cared for by the current owners and is presented in a stylish decorative theme that compliments the original character of the house.

## Outside

Front; Landscaped and gravelled enclosed front garden area with path to main central door and side access leading to an external staircase to the top portion of the house and continuing to the rear garden.

Rear: 118ft (approx.) Beautiful landscaped garden with bordering plants, trees and shrubs, heated swimming pool, feature pond and waterfall. Accessed from the rear reception, conservatory/kitchen area and the side access.

## Location

Park Hill is a favoured location which is in and amongst some of the most desirable roads in Ealing and places the property close to many nearby schools which include St Benedict's, Durston, Harvington, St Augustine's, Montpelier and Notting Hill and Ealing High.

Ealing Broadway Station is just 0.5 miles from the property, which is served by the District and Central Underground lines, Overground trains towards Paddington and Heathrow and is currently undergoing a major transformation preparing for the introduction of Crossrail predicted 2021/2022.

The immediate area of Haven Green and Ealing Broadway offers a vibrant selection of retail shops, restaurants, bars, gyms, coffee shops and much more.



# { DETACHED EIGHT BEDROOM FAMILY HOME.

# PARK HILL

## Approximate Gross Internal Area

(excluding reduced height area / shed)

**Basement** = 231 SQ. FT. (21.5 SQ. M.)

**Ground floor** = 2105 SQ. FT. (195.6 SQ. M.)

**First floor** = 1638 SQ. FT. (152.2 SQ. M.)

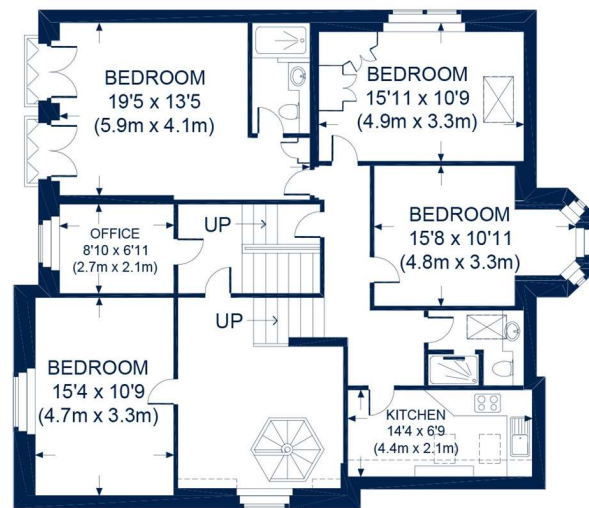
**Second floor** = 1310 SQ. FT. (121.6 SQ. M.)

**Total** = 5284 SQ. FT. (490.9 SQ. M.)

**Reduced Height Area** = 23 SQ. FT. (2.1 SQ. M.)

 = Reduced head height / below 1.5m

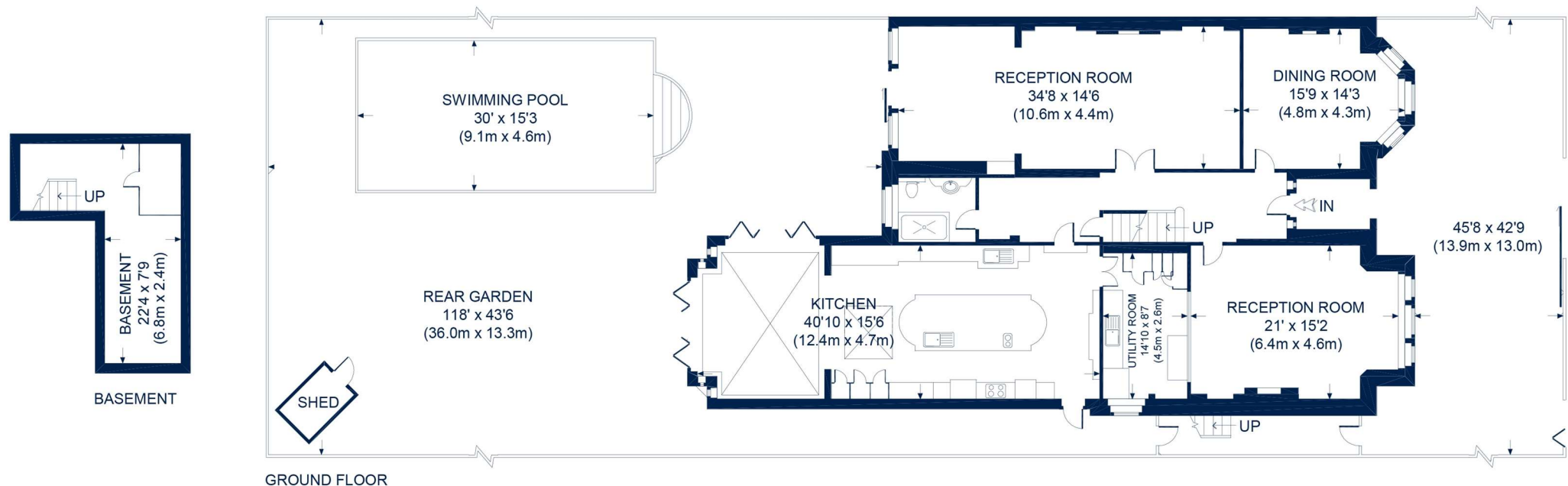
 = Sky Light / Roof Window



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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.

## For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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





ESTABLISHED 1969  
THE HOME EXPERTS