



Marchwood Crescent, London

W5

HAMPTONS
INTERNATIONAL

Beyond your expectations

Detached Period Family Residence EPC:F

Hamptons International
20 The Mall, London, W5 2PJ
Sales. 0208 840 4545
ealing@hamptons-int.com

www.hamptons.co.uk

Detached Period Family Home | Six / Seven Bedrooms | 157ft Southerly Facing Garden | Potential to Build a Garage | Three / Four Reception Rooms | Half a Mile To Ealing Broadway Station (Crossrail) | No Onward Chain | Requires Modernisation

Asking Price £2,500,000 Freehold

Description

Hamptons International are pleased to offer this rare opportunity to buy an unextended period family residence on one of Ealing's finest roads. Occupying the favoured side of the road with a wider frontage than similar homes and a wonderful 157 foot garden with a southerly aspect. There are six / seven bedrooms and three / four reception rooms over three floors. Subject to your own investigations it may be possible to reconfigure the untouched eves area, extend to the rear or perhaps excavate the foundations to create a basement area to create a substantial and breath-taking home. This residence is in need of modernisation and has recently had insurance backed remedial works carried out which we can provide details of.

Outside

Front;

The front garden is 50ft wide and 35ft deep. There is a dropped curb leading to a driveway providing off street parking. Historically at the side of the house there had been a garage which could potentially be rebuilt to your own specification.

Rear;

One of the greatest features to this family residence is the vast 157ft garden which has a sunny southerly facing aspect.

Location

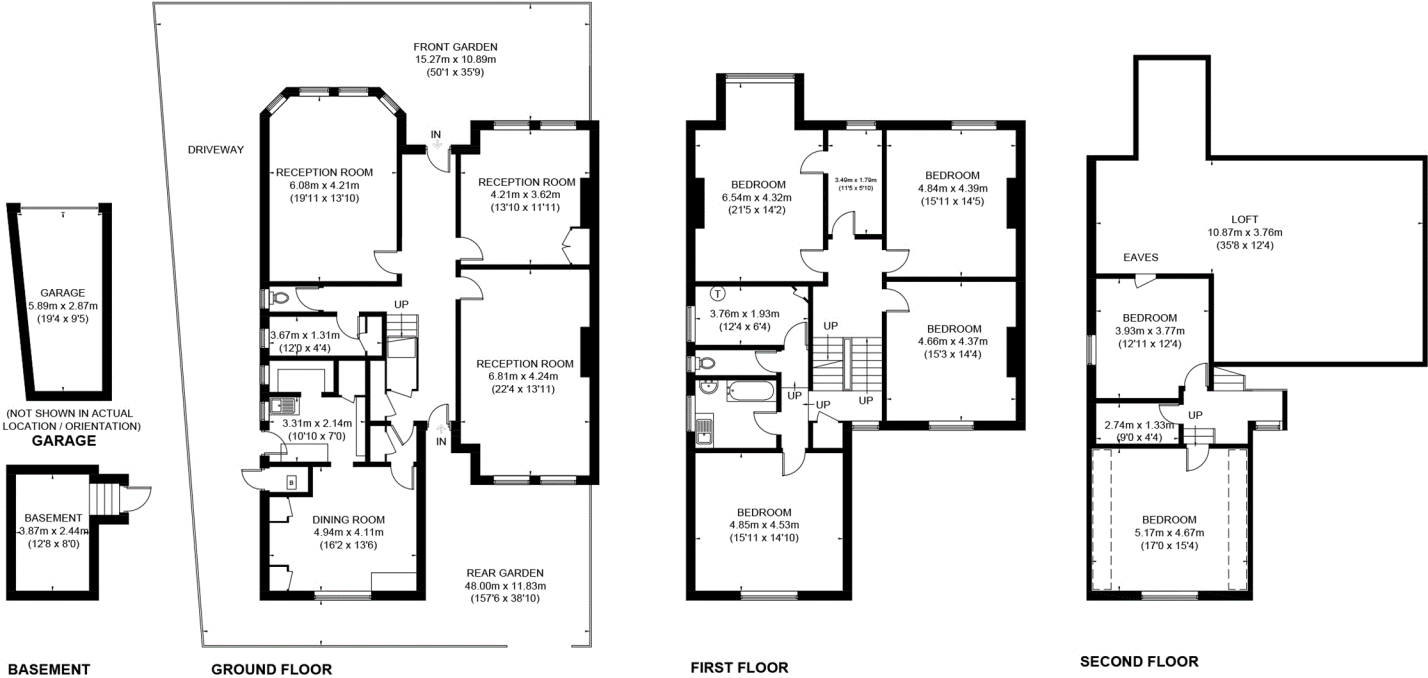
Marchwood Crescent nestles off Eaton Rise and is a continuation of Blakesley Avenue with the beautiful and historic Ealing Abbey on the bend of the road. Widely regarded as one of Ealing's best roads because of the very convenient location. Several excellent private and state schools are nearby. Notting Hill and Ealing High School 0.5 miles, St Benedict's School 0.1 miles and both Durston House and Harvington are just under 0.3 miles. Ealing Broadway Mainline Station is just a half mile walk and has the Central line and District line tube into London and the overground to Paddington, Heathrow and Reading. Ealing Broadway station is currently undergoing major renovation for the pending Crossrail which is due in 2018/2019 which will improve the transport even further.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

MARCHWOOD CRESCENT

= REDUCED HEADROOM BELOW 1.5M / 5'0"



APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1493 SQ. FT. (138.7 SQ. M.)
 FIRST FLOOR = 1434 SQ. FT. (133.2 SQ. M.)
 SECOND FLOOR = 527 SQ. FT. (49.0 SQ. M.)
 BASEMENT = 114 SQ. FT. (10.6 SQ. M.)
 LOFT = 735 SQ. FT. (68.3 SQ. M.)
 GARAGE = 161 SQ. FT. (15.0 SQ. M.)
 TOTAL = 4464 SQ. FT. (414.8 SQ. M.)

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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 163598)

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.

