



## Kingsbridge Avenue, W3

A beautiful, double fronted, three storey, detached home developed to a high specification situated in very close proximity to Ealing Common and Gunnersbury Park.

This exceptional, large luxury residence set on Kingsbridge Avenue, has been beautifully extended, fully refurbished and finished to an outstanding standard throughout. An internal viewing is highly recommended to appreciate the style and space on offer.

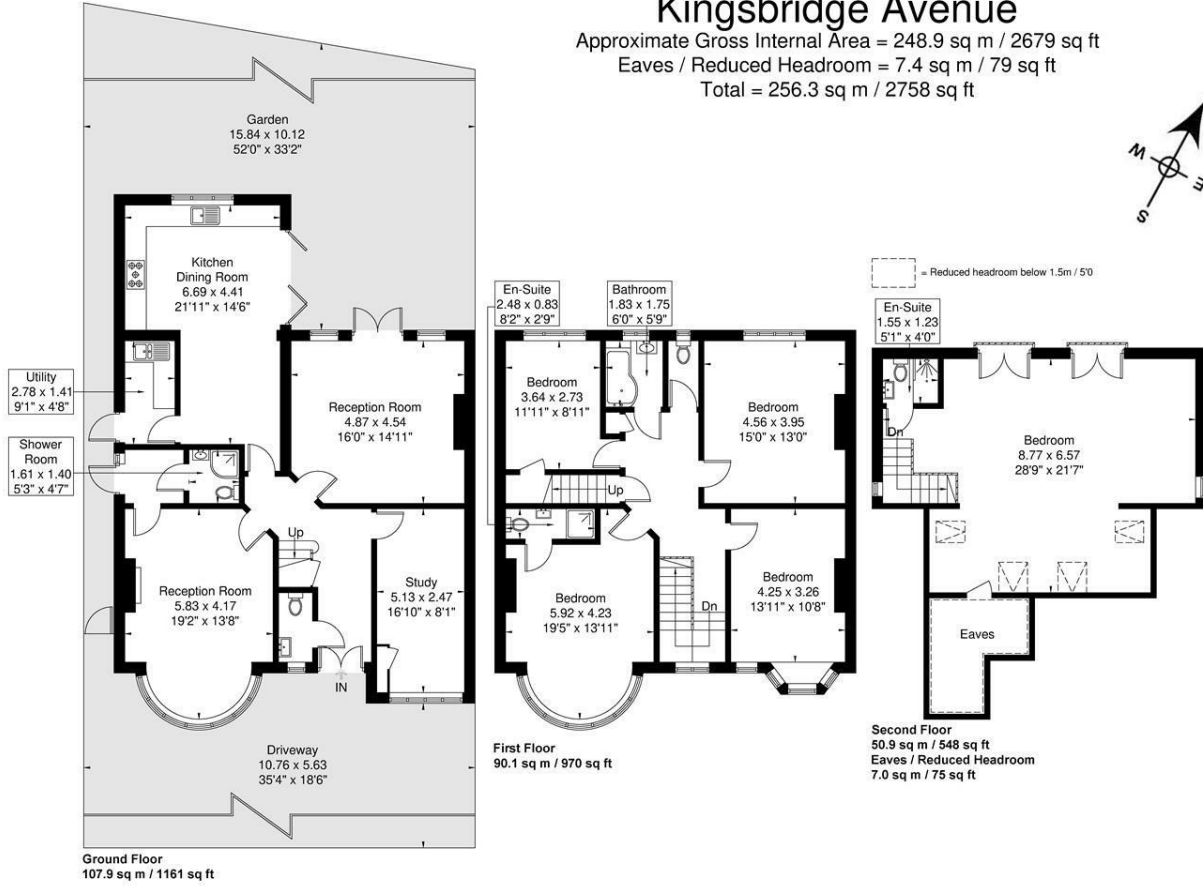
Thoughtfully designed for modern family living, the property blends elegant style with high-specification features and generous living space across three floors.

Guide Price £1,749,950

- Large detached house
- Five bedrooms
- Four bathrooms
- Stunning finish throughout
- Multi spaces for off-street parking
- Chain free
- Over 2,700 sq ft
- Short walk to Ealing Common
- Spacious loft
- Large, well maintained garden

# Kingsbridge Avenue

Approximate Gross Internal Area = 248.9 sq m / 2679 sq ft  
 Eaves / Reduced Headroom = 7.4 sq m / 79 sq ft  
 Total = 256.3 sq m / 2758 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Current: 73  
 Potential: 83