



## Egerton Gardens, W13

An impressive and imposing Edwardian, halls-adjoining, four-bedroom, semi-detached home, with forecourt parking.

Located in the St Stephens area of Ealing, an area famed for its quiet, tree-lined residential roads stretching from Castlebar Hill to The Avenue in the West.

£1,395,000

- Semi-detached family home
- Four bedrooms
- Fully integrated kitchen
- Off-street parking
- Mature and peaceful garden
- Fully insulated and soundproofed studio
- Prime W13 location
- Great schools nearby
- Potential to expand into loft
- Elizabeth line close by

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Approximate Gross Internal Area = 141.5 sq m / 1522 sq ft  
 Outbuilding = 15.5 sq m / 166 sq ft  
 Total = 157 sq m / 1688 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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