



## Lynton Avenue, London

A large and beautifully appointed four-bedroom, two bathroom period conversion located in a highly sought-after area, close to West Ealing station on the Elizabeth Line for efficient and quick access to Central London.

The property itself offers a beautiful blend of period architecture with modern, high quality fixtures and fittings and sophisticated design. There is off street parking to the front. The layout is adaptable and the new owners can utilise the space for single family use, or if prefer can adapt the layout for home working and entertaining needs.

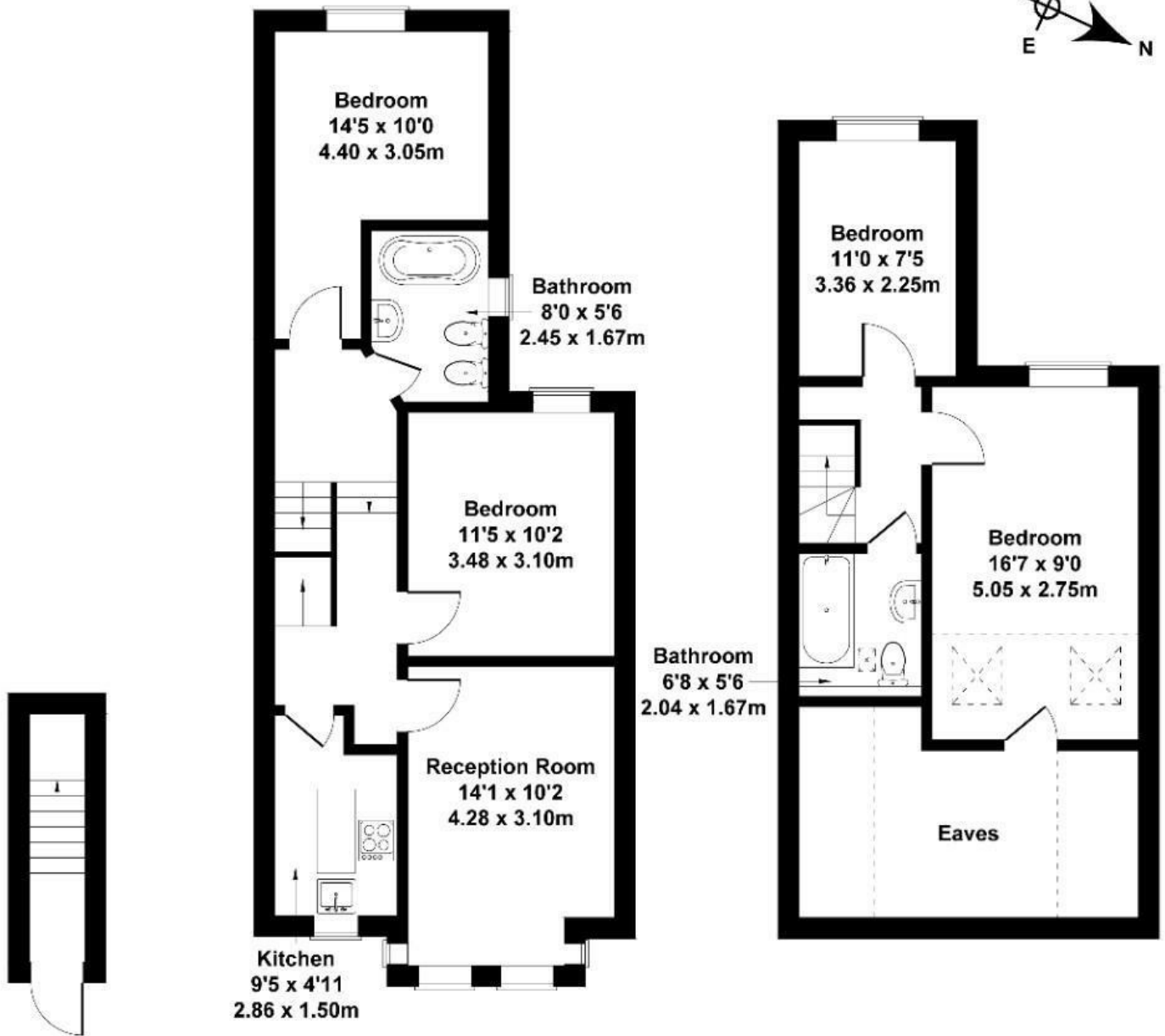
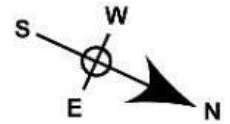
Lynton Ave, has many local attractions right on its door step. There is a highly-sought after Montessori at the end of the road, and at the top of the road you have the benefit of Trailfinders Sports Ground, hosting of course the trailblazing rugby club of the same name but also offering an enormous range of programs for local kids and sports clubs to partake in.

West Ealing station provides easy access to the Elizabeth Line with its large, spacious commuter friendly carriages providing an estimated capacity of 1500 (double the size of tube trains) with walk through capability to each and fast and convenient access to central London.

Price Guide £630,000

# Lynton Avenue

Approximate Gross Internal Area  
936 sq ft - 87 sq m



GROUND FLOOR FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	