

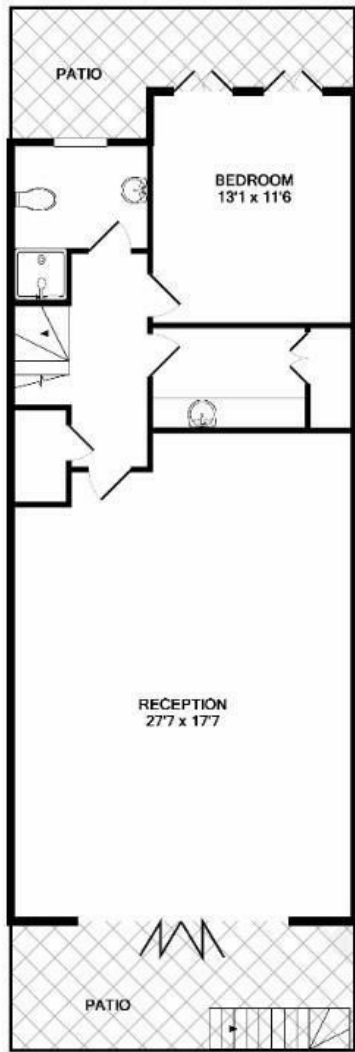


## Ascott Avenue, W5

Built in 2019 and designed to echo the timeless Edwardian architecture that defines Ealing, this exceptional detached home spans almost 3,000 sq ft across four beautifully arranged floors. Ideally located within easy walking distance of Ealing Broadway, it offers a rare combination of period charm, contemporary design and generous living space.

- Recently built detached home (2019)
- Six bedrooms
- Five bathrooms
- Off street parking
- Large garden studio
- Over 100 Ft private garden
- Bespoke finish
- No chain
- Short walk to Ealing Broadway
- Utility room

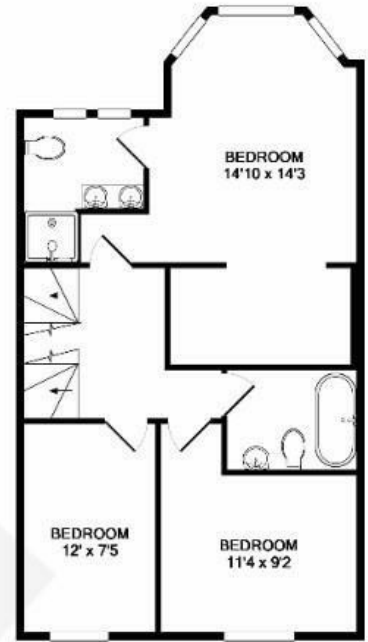
£2,195,000



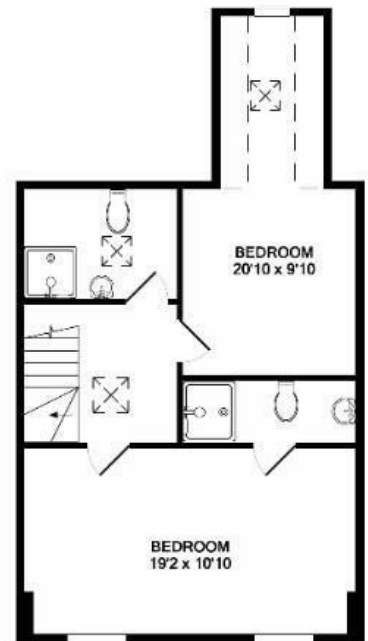
LOWER GROUND FLOOR



GROUND FLOOR




1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 2871 SQ.FT. (266.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/26/19

| 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  |           |