



Felix Road, W13

Situated on the popular Felix Road, this well-proportioned mid-terrace home offers approximately 775 sq ft of accommodation arranged over three floors, with excellent potential to extend both to the rear and into the loft, subject to the usual planning consents.

The ground floor comprises two reception rooms and a fitted kitchen to the rear, opening onto a generous private garden measuring approximately 15'5 x 13'5. The layout lends itself well to a rear extension, creating a larger open-plan kitchen and living space (STPP).

The first floor features a double bedroom and family bathroom, while the second floor provides a further double bedroom with eaves storage. The loft space offers scope for further extension, allowing for the creation of an additional bedroom and bathroom, subject to planning and building regulations.

An ideal opportunity for buyers looking to modernise or add value in a well-connected residential location.

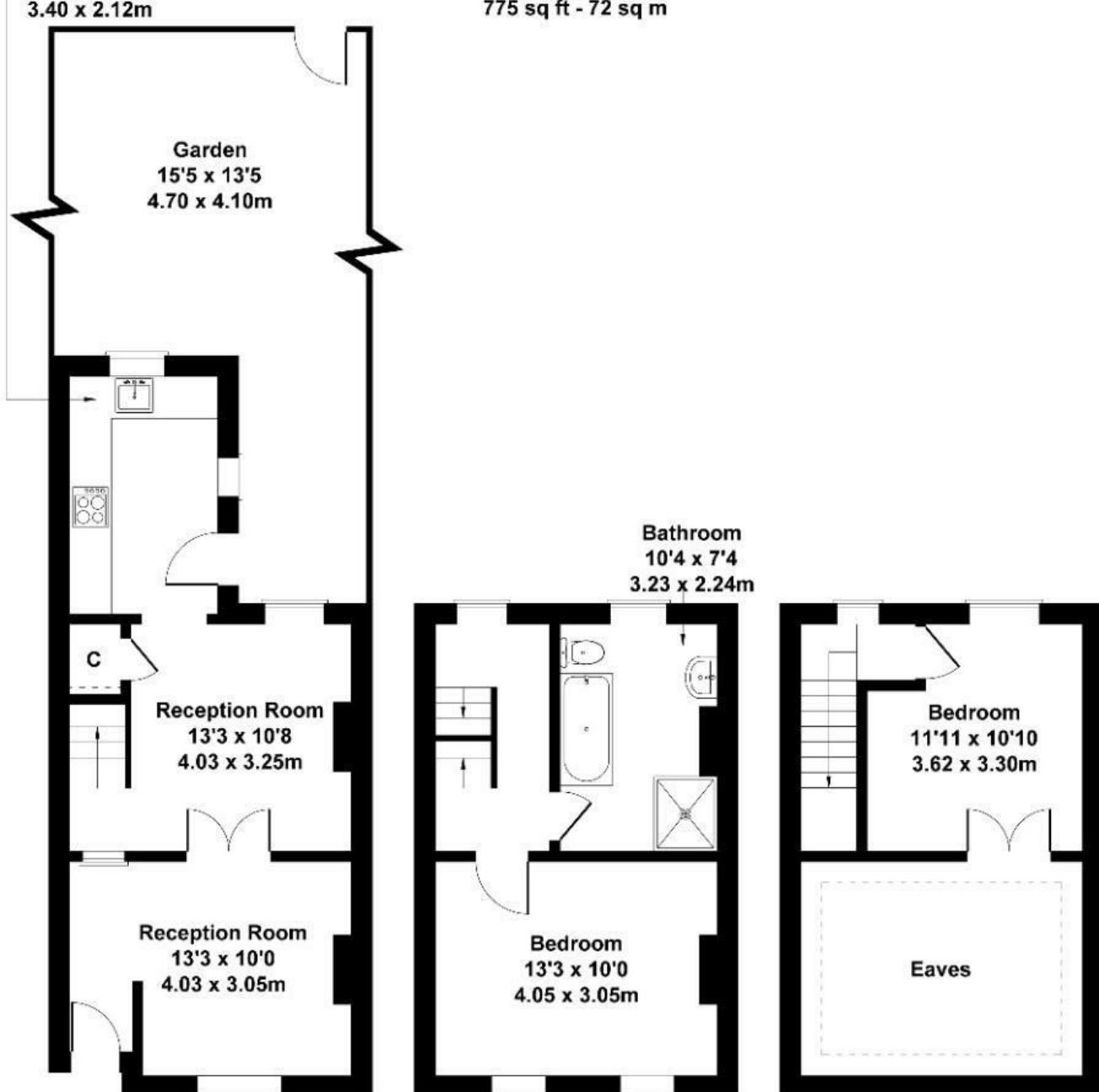
Offered with no onward chain.

£620,000

- Two-bedrooms
- Two separate reception rooms
- Separate kitchen
- Family bathroom
- Private garden
- Mid-terrace property
- Potential to further extend (STPP)
- Close to West Ealing station (Elizabeth line)
- Vacant
- No onward chain

Felix Road

Approximate Gross Internal Area
775 sq ft - 72 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	