



**HELLIWELL & CO**  
ESTATE AGENTS

**Leyborne Avenue, Ealing, London**  
**Asking Price £850,000**









 3 Bedrooms |  2 Receptions |  1 Bathrooms |  EPC Current C

Helliwell & Co is proud to present this fantastic period house, with southerly facing rear garden, located on a beautiful tree-lined street next to Lammas Park.

The ground floor comprises entrance hallway with storage aplenty, two generous reception rooms with large windows, separate kitchen, conservatory and lovely private garden. The first floor boasts two particularly large bedrooms, third natural bedroom which is currently a second kitchen, large family bathroom and access to the loft. This property offers buyers a genuine opportunity to acquire, refurbish and extend (STPP) a house on one of Ealing's most prime park-side roads.

Leyborne Avenue is situated between Lammas Park and Northfield Avenue, with its abundance of boutiques, cafes, bars, award-winning restaurants and a range of exemplary schools, including the highly desirable Fielding Primary. West Ealing (Elizabeth Line / Crossrail) and Ealing Broadway (Central Line, District Line, GWR & Elizabeth Line / Crossrail) are within easy reach, as well as excellent bus and cycle routes.

- Fantastic Terraced House
- Potential To Extend (STPP)
- Envious School Catchment
- Council Tax Band: E
- Full Renovation Project
- Parkside Location
- Freehold



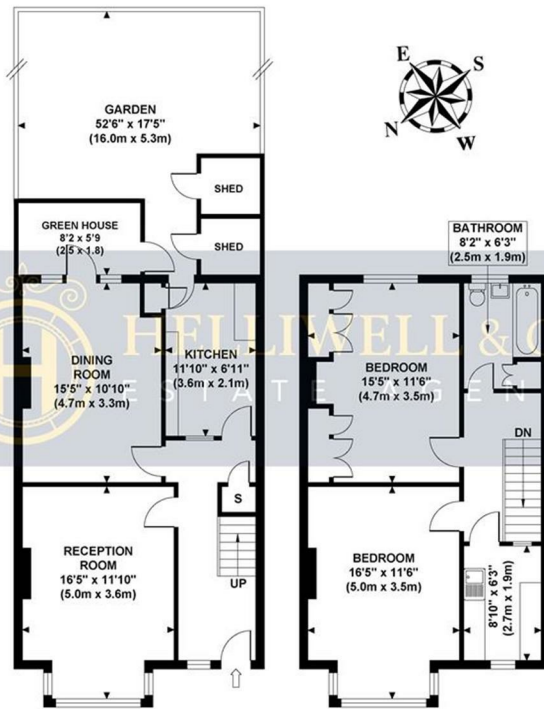
**LEYBORNE AVENUE**

Approximate Gross Internal Area

1157 sq ft / 107.5 sq m

Shed 27 sq ft / 2.5 sq m

Total 1184 sq ft / 110 sq m



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 613 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 544 SQ FT



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.