



HELLIWELL & CO  
ESTATE AGENTS

Hartington Road, Ealing, W13  
Offers In Excess Of £1,600,000





🛏️ 4 Bedrooms | 🛋️ 2 Receptions | 🚿 3 Bathrooms | 📊 EPC Current D

Helliwell & Co. are proud to present an exceptional, impeccable and tasteful Victorian semi-detached family home located moments from the Elizabeth Line.

Spanning circa 2191 sq ft, the current owners have undertaken extensive and impressive renovation throughout. Externally, the facade and front garden provide a glimpse of what's to come, stepping through the charming stained-glass front door onto a spacious hall with Braemar floor tiles that link inside and out, immediate garden views and a downstairs WC. Double doors open to the reception, providing a dual open living space, high ceilings, a feature fireplace and elegant Herringbone wooden floors. Fully extended offers buyers a fabulous open-plan kitchen-dining area, bathed in natural light, equipped with all the mod-con high spec appliances, a utility room, and bi-folds opening onto a manicured west-facing garden.

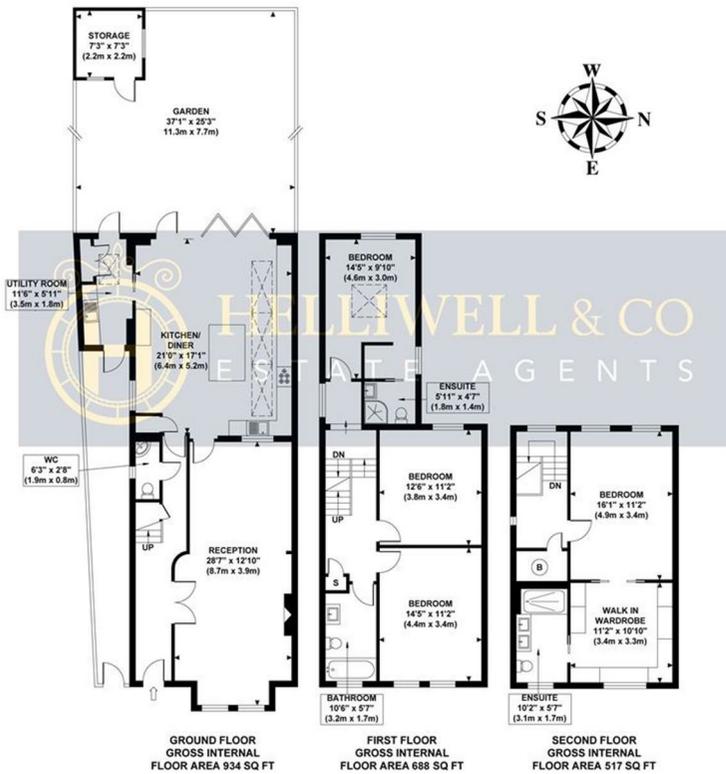
Upstairs, the first floor features three double bedrooms and two bathrooms, one with an ensuite shower room. The family tiled bathroom retains its Victorian charm whilst offering practical modern facilities. The entire second floor features a dreamy and delightful master bedroom, an expansive dressing room, and an en-suite shower room.

Further benefits include: elegant, timeless decor, air conditioning, double glazing with front sash windows, underfloor heating and offering potential to extend into the loft (STPP)

Hartington Road is ideally located for access to both West Ealing (Elizabeth Line) and Ealing Broadway (Elizabeth, Central, District lines, mainline), as well as the numerous local shops, cafes and restaurants in the area, including Ealing Broadway's popular shopping centre and Waitrose supermarket. There are also multiple bus routes and other transport links, in addition to the beautiful open spaces of Lammas and Walpole Parks and exemplary local schools.

- Impressive Victorian Family Home
- Immaculately Presented
- Elegantly Renovated
- Semi Detached
- Utility Room
- West Facing Manicured Garden
- Moments From Elizabeth Line
- Air Conditioning
- Tenure: Freehold
- Council Tax: G

**HARTINGTON ROAD**  
Approximate Gross Internal Area  
2139 sq ft / 198.72 sq m  
(Excluding Storage Area)  
Storage Area 52 sq ft / 4.84 sq m  
Total Area 2191 sq ft / 203.56 sq m



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