

# Rolfe East



Mount Park Road, Ealing, W5 2RS

£3,500,000

- Eight Bedroom detached house
- Four Floors of Flexible Living
- 200 Ft Rear garden
- In need of modernisation
- Elite Local Schools
- Two reception rooms
- Off road parking
- Set Within Ealing's Historic Golden Triangle
- Chain free
- Placed perfectly for the executive commuter

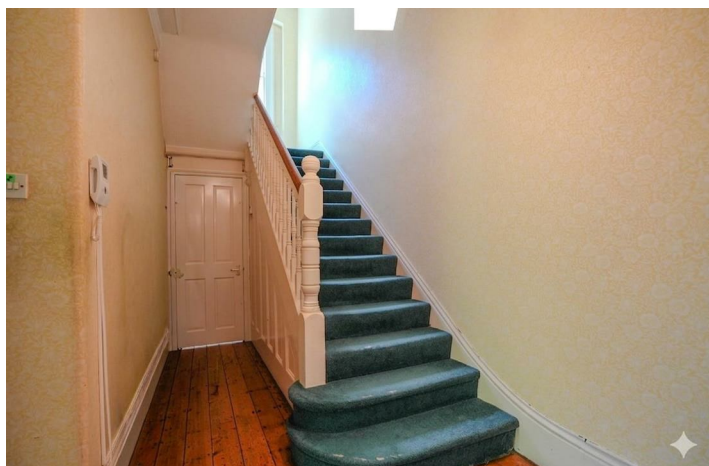
# A Period Trophy Home Set Within Ealing's Historic Golden Triangle

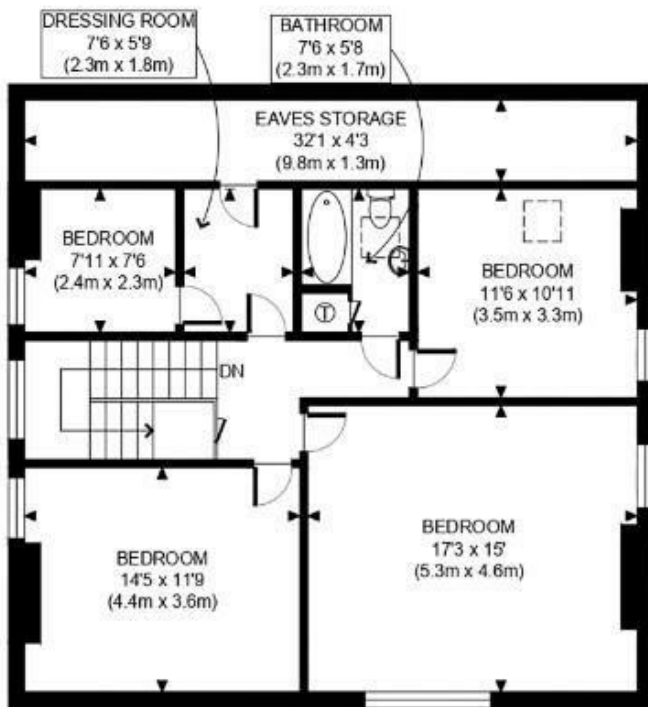
Steeped in history and boasting an architectural scale that is impossible to replicate in modern builds, Mount Park Road is an eight-bedroom detached residence awaiting its next chapter. Originating from the grand 19th-century expansion of Ealing—when it transitioned from a rural village into the "Queen of the Suburbs"—this historic building offers a majestic multi-floor canvas. The house is dated and requires extensive renovation throughout. However, this is precisely where its luxury value lies: it offers an absolute blank canvas to customise a bespoke family fortress, complete with an exceptionally rare 200ft rear garden.

- **Position & Proximity:** Placed perfectly for the executive commuter, enjoying close proximity to the green hub of Haven Green and the high-speed transit options of Ealing Broadway Station.
- **An Uncompromised Legacy:** Spanning four grand storeys, this home provides the ultimate spatial freedom to curate a modern luxury lifestyle within a prestigious, historic envelope.
- **Elite Educational Proximity:** Located within a half-mile radius of Ealing's finest institutions, with direct access to St Benedict's School and Montpelier Primary School.

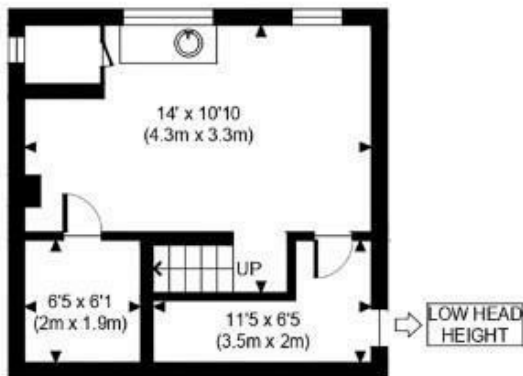


Council Tax Band: G

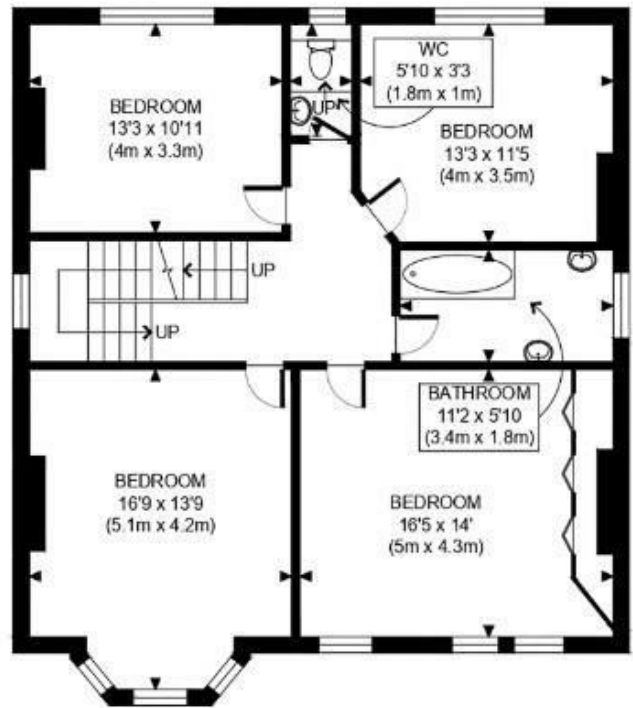




SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 995 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 845 SQ FT



BASEMENT  
GROSS INTERNAL  
FLOOR AREA 321 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 999 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1035 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 3350 SQ FT/ 311 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 3200 SQ FT/ 297 SQM

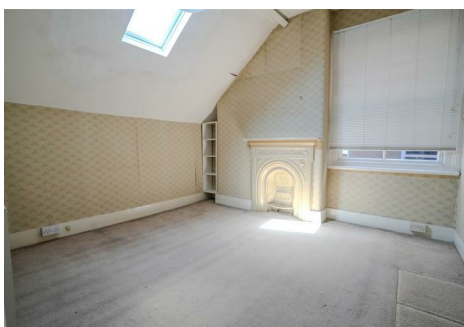
**Rolfe East**

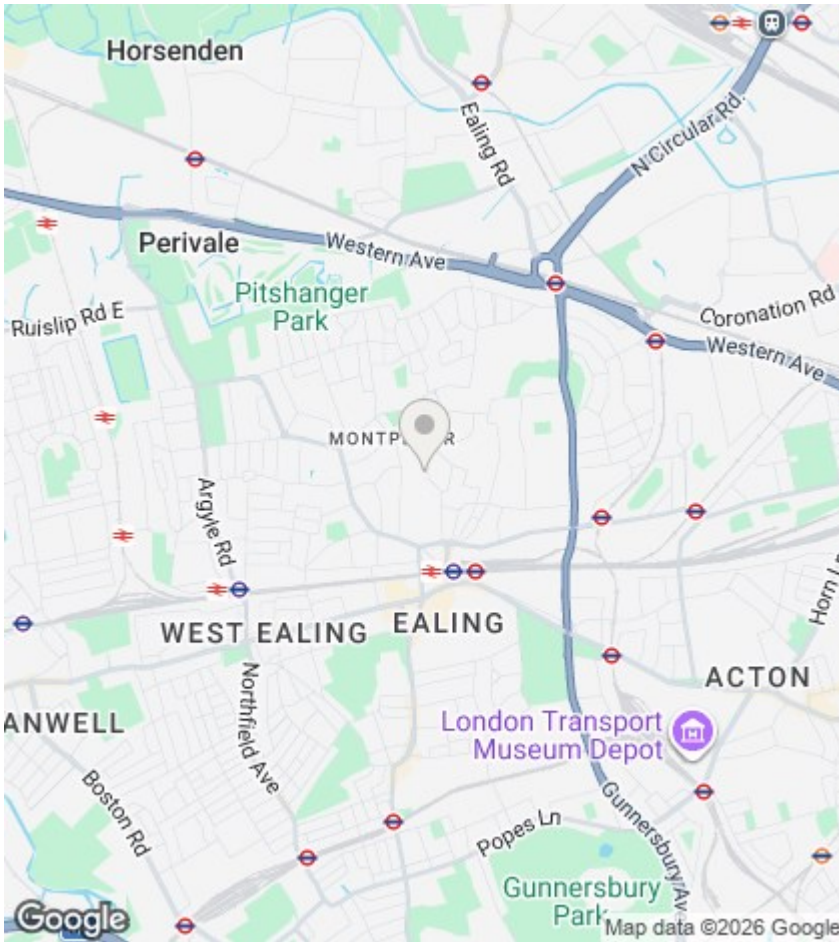
This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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- **An Uncompromised Legacy:** Spanning four grand storeys, this home provides the ultimate spatial freedom to curate a modern luxury lifestyle within a prestigious, historic envelope.

- **Elite Educational Proximity:** Located within a half-mile radius of Ealing's finest institutions, with direct access to St Benedict's Junior School and Montpelier Primary School.
- **Historic Footprint:** Rich in local provenance, this late-Victorian detached residence mirrors the classic architectural evolution of Ealing's late-19th-century boom.







## Directions

directions from our office 44 Pitshanger Lane to Mount Park Road, which take approximately 5 minutes by car. Driving Directions: Head east on Pitshanger Lane toward Woodfield Road. Turn right onto Eaton Rise (B455). Turn left onto Mount Park Road. Arrive at 39 Mount Park Road on your left.

## Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

## EPC Rating:

E

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 79        |
| (55-68) D                                   |  | 48                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |