Rolfe East









Hartington Road, London, W13 8QL

£1,350,000

- Expansive 6-bedroom Victorian semi-detached home
- Highly coveted tree-lined West Ealing address
- Secluded, low-maintenance sunny rear garden
- Exceptional Elizabeth Line transport links
- Short stroll to Pitshanger Lane boutiques
- Versatile 4-floor layout with bright living spaces
- Private driveway providing off-street parking
- Sleek fitted kitchen with premium appliances
- Within catchment for elite local schools
- Rare prime market family opportunity

44 Pitshanger Lane, Ealing, W5 1QY
020 8567 2242

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https://www.rolfe-east.com/

This magnificent 6-bedroom semi-detached home is arranged over four flexible floors, offering an exceptional blend of period grandeur and contemporary sophistication. Behind an impressive facade, expansive living spaces flow effortlessly to meticulously cared-for gardens, creating an urban sanctuary of rare distinction.

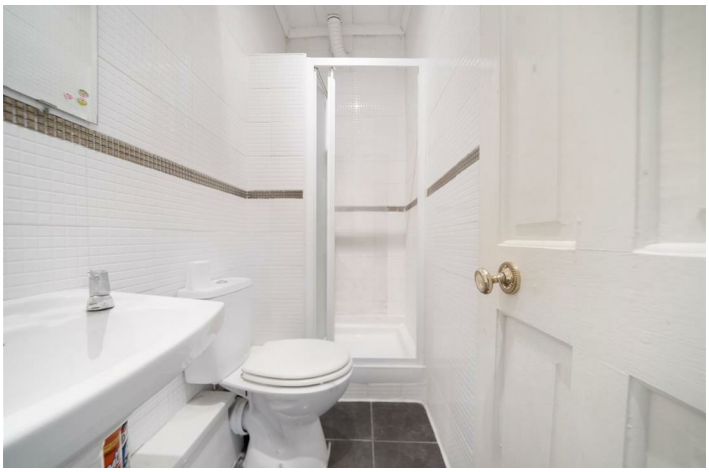
The ground floor unfolds through a welcoming hallway into a substantial 29ft reception room complete with a characterful feature fireplace, seamlessly opening into a bright sunroom. A separate dining room and a fitted kitchen cater effortlessly to large-scale gatherings. Upstairs, light-filled double bedrooms provide serene retreats, supported by four modern bathrooms and a practical utility room.

Families will particularly appreciate being situated within the catchment area for top-tier local schools, including the acclaimed Fielding Primary School and Elthorne Park High School. Surrounded by excellent local amenities, it is positioned just moments away from vibrant boutique shopping on Pitshanger Lane and rapid Elizabeth Line transport connections from West Ealing. An uncompromised statement of luxury family living.

6 5 1 E

Council Tax Band: G







Hartington Road, W13 8QL

Approx Gross Internal Area = 219.6 sq m / 2364 sq ft
Restricted Head Height = 26.9 sq m / 290 sq ft
Total = 246.5 sq m / 2654 sq ft

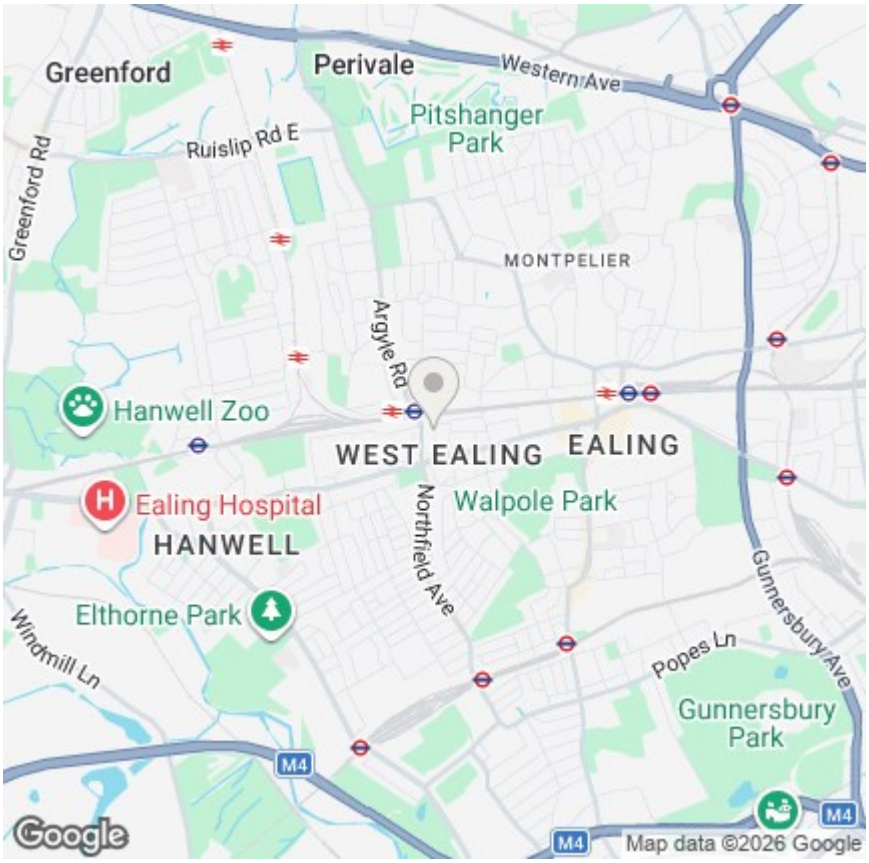
= Reduced Headroom Below 1.5m / 5'0



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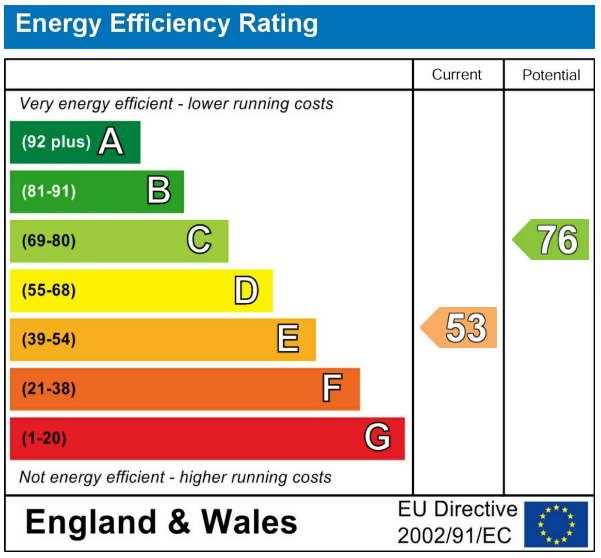
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Viewings

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

EPC Rating: E



To elaborate more on the amenities like schools, transport and local shopping, dining & recreation: Please see below:

Schools:
Fielding Primary School & Nursery (W13 9TE): Located just moments away, this massive, highly sought-after community school is rated Outstanding by Ofsted. It forms a major draw for families moving into the W13 postcode.
Elthorne Park High School (W13 8SF): Situated approximately 0.4 miles away, this high-performing local secondary school serves as the primary destination for the vast majority of graduating Fielding students and boasts an exceptional local reputation.
Additional Options: Nearby alternatives include Oaklands Primary School (Outstanding), Little Ealing Primary, and upper schools such as Drayton Manor High School and Twyford Church of England High School.

Transport Links & Commuter Connectivity:
West Ealing Station (Elizabeth Line & National Rail): Located within walking distance, the station offers ultra-fast Elizabeth Line services, connecting passengers directly to Paddington, Bond Street, the City (Liverpool Street), and Canary Wharf, as well as out to Heathrow Airport.
Underground Access: Northfields and South Ealing stations (Piccadilly Line) are easily accessible, providing direct, unhindered tubes into central London and the West End.
Road & Bus Networks: Convenient proximity to the A4/M4 provides seamless driving access out to the Home Counties and into West London, complemented by multiple local bus routes.

Local Shopping, Dining & Recreation:
Pitshanger Lane: Just a short stroll away, Pitshanger Lane is famous for its thriving village feel, independent boutiques, artisan bakeries, butchers, coffee shops, and local pubs. It was previously crowned the Great British High Street's Best London High Street.
Ealing Broadway: Minutes away is the expansive Ealing Broadway shopping centre and the landmark Dickens Yard development, featuring major high-street brands, fitness clubs, multi-screen cinemas, and diverse fine-dining restaurants.

Parks & Open Spaces: The area is surrounded by beautiful green retreats, including Lammas Park, Walpole Park (home to the historic Pitshanger Manor House and Gallery), and Cleveland Park, offering tennis courts, children's playgrounds, and open sports pitches.