

Rolfe East



Melbourne Avenue, West Ealing, W13 9BT

Asking Price: £665,000

- Stunning three double bedroom split level apartment
- Private garden
- Convenient for Northfields Avenue
- Over 1100sqft of accommodation
- Two bathrooms & three toilets
- Immaculately presented

- Chain free sale
- Half a mile from West Ealing station (Elizabeth Line)
- Share of freehold

289 Northfield Avenue, Ealing, W5 4XB
020 8579 1111

northfields@rolfe-east.com
<https://www.rolfe-east.com/>

A quite stunning and larger than average three double bedroom period garden flat measuring in excess of 1100sqft, situated in this classic Edwardian residence, well located for the Elizabeth Line.

Brought to the market and sold without any onward chain, the accommodation is huge and is over the first and second floors of this beautiful property. There is a well maintained communal entrance hall, giving access to the property and internal accommodation on the first floor comprises a welcoming hallway with stairs leading to the upper floor, a large lounge/diner, modern separate kitchen, two double bedrooms, a family bathroom, and an additional separate toilet. Upstairs, there is the master bedroom (measuring 19'4 x 10'10), with built in wardrobes and an en suite bathroom. This property must be viewed to appreciate the space and condition of the property.

Outside, there is a lovely and spacious private garden which is a sunny westerly aspect, perfect for entertaining on those long summer's evenings.

Melbourne Avenue is ideally located for the amenities of Northfield Avenue, and West Ealing Broadway. The property is just half a mile from West Ealing station, giving fast Elizabeth line access to Central London. Other transport links include various bus routes to Ealing Broadway, Greenford, Hayes, and Uxbridge, whilst the large green open spaces of Dean Gardens, Walpole Park, and Lammas Park are just a short distance away. To arrange your viewing, please call Rolfe East on 020 8579 1111.



Council Tax Band: C



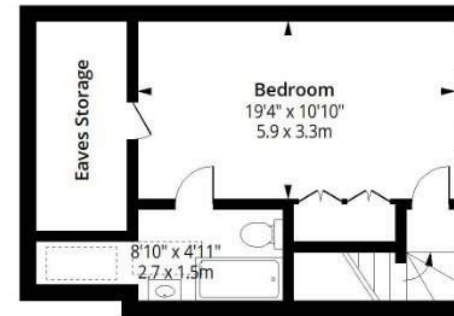
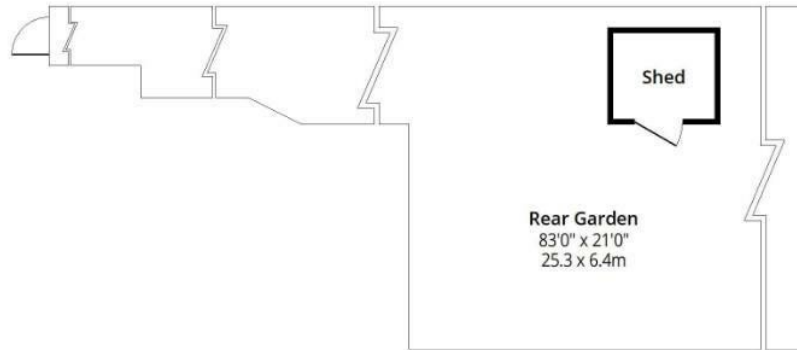




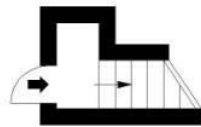
Melbourne Avenue W13

Approx. Gross Internal Area 1152 Sq Ft - 107.02 Sq M

Approx. Gross Eaves Storage Area 71 Sq Ft - 6.60 Sq M



Second Floor
Floor Area 329 Sq Ft - 30.56 Sq M



Ground Floor Entrance
Floor Area 28 Sq Ft - 2.60 Sq M



First Floor
Floor Area 795 Sq Ft - 73.86 Sq M

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		70	77
		EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 8/5/2026