

# Rolfe East



- Beautiful Edwardian family home
- Convenient for Piccadilly line tube stations
- Bonus loft room

- Three bedrooms
- Lovely gardens
- Family bathroom

- Extended kitchen/diner/family room
- Double glazed Sash windows
- Downstairs cloakroom/WC

Darwin Road, London, W5 4BB.

£850,000 Freehold

## Darwin Road, London, W5 4BB.

A classic and very well located Edwardian family home, boasting extended, larger than average room sizes and beautifully presented, perfectly blending contemporary decor and period charm.

This lovely family home has plenty of living space, with accommodation comprising a welcoming hallway, two reception rooms (arranged as a through lounge/diner), a downstairs WC and a stunning extended kitchen/diner which leads directly out to the rear garden. Upstairs, there is a landing, three well proportioned bedrooms and a lovely modern, but traditional family bathroom. The property also boasts additional space via a useful loft room with velux windows and a pull down ladder and this could be fully converted with the required consents. The property boasts lovely flooring throughout and double glazed sash windows and must be viewed to appreciate all that it has to offer.

Outside, there are meticulously kept gardens to the front and rear, with the rear garden measuring in excess of 45ft (not including the additional spacious side return area).

Darwin Road is very well located for the local amenities of Northfields and South Ealing and is just over half a mile from both underground stations (Piccadilly Line) giving fast access into Central London and out to Heathrow. The property is also well positioned for some of the area's best and most sought after schools including Little Ealing Primary and Ealing Fields. It also benefits from being nearby to the beautiful open spaces of Blondin and Lammas Parks, Ealing Broadway's shopping centre, multitude of restaurants and its station (with overground services to Paddington and its Central, District and the new Elizabeth line services). Brentford town centre and station to London Waterloo is also within easy reach as are the A4/M4 road links and bus routes serving Kew, Richmond and Kingston.



Council Tax Band: E E

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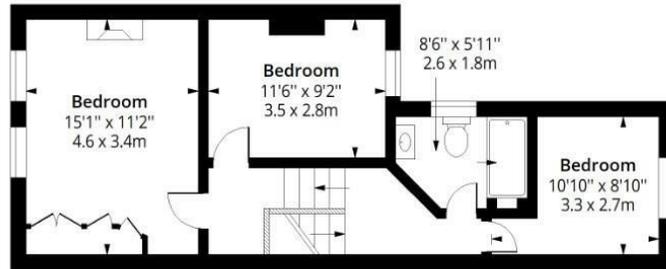
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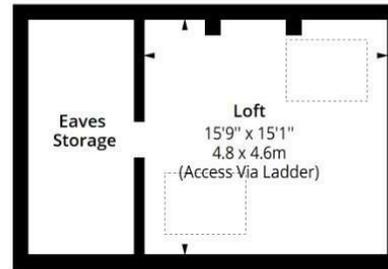
## Darwin Road W5

Approx. Gross Internal Area 1427 Sq Ft - 132.57Sq M  
 Approx. Gross Eaves Storage Area 104 Sq Ft - 9.66 Sq M



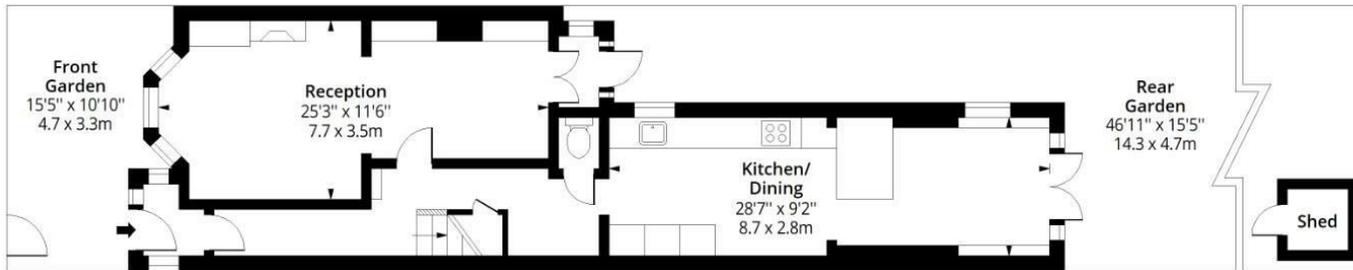
**First Floor**

Floor Area 509 Sq Ft - 47.29 Sq M



**Second Floor**

Floor Area 238 Sq Ft - 22.11 Sq M



**Ground Floor**

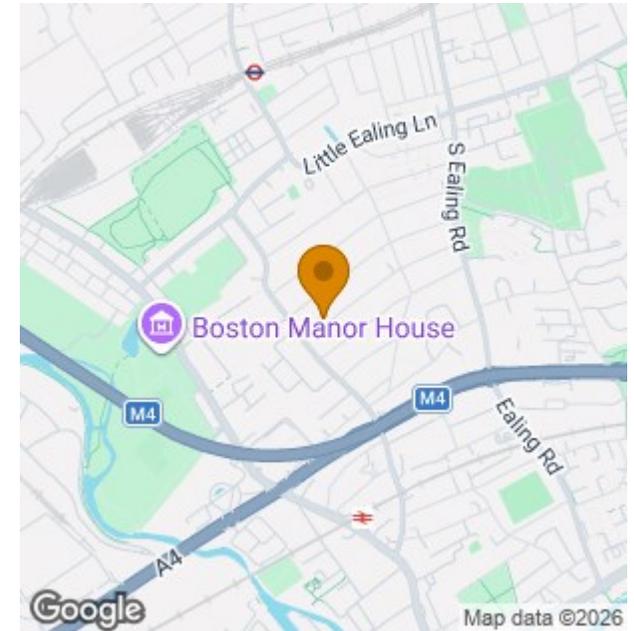
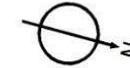
Floor Area 680 Sq Ft - 63.17 Sq M



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: 18/2/2026



### Energy Efficiency Rating

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