



WESTBURY ROAD

EALING W5





An exceptional detached home, with a separate coach house set within exquisite grounds

- Ten bedrooms
- Four reception rooms
- Ten bathrooms
- Gym
- Swimming pool
- Staff accommodation
- Garden
- Four-car garage
- Air conditioning
- Secure gated
- Outbuildings
- Detached property





The property

Beautifully appointed throughout, the main house is complemented by a separate detached coach house and a host of lifestyle amenities designed for both family living and entertaining.

The main house extends to approximately 14,215 sq ft and provides seven/eight bedrooms, including five en-suite bathrooms. The magnificent principal suite offers a superior level of luxury with two bathrooms and two dressing rooms, together with a private study.

The ground floor is arranged around an impressive reception hall with a central staircase, leading to a formal double reception room, an elegant dining room, and a spectacular kitchen/family room with bifold doors opening seamlessly to the gardens.

Unrivalled leisure facilities

An indoor swimming pool complex, with bifold doors along one side, is complemented by luxurious changing facilities. The basement level is dedicated to entertainment and relaxation, featuring a full-size golf simulator, a cinema/media area, and a striking circular bar, the perfect setting for entertaining on any scale. There is also a large garage with space for four cars and electric charging points.

The gardens are a true highlight. Designed and maintained to the highest standard, they feature sweeping lawns, beautifully planted herbaceous borders, framed by beautiful pleached trees, and an expansive terrace for outdoor dining

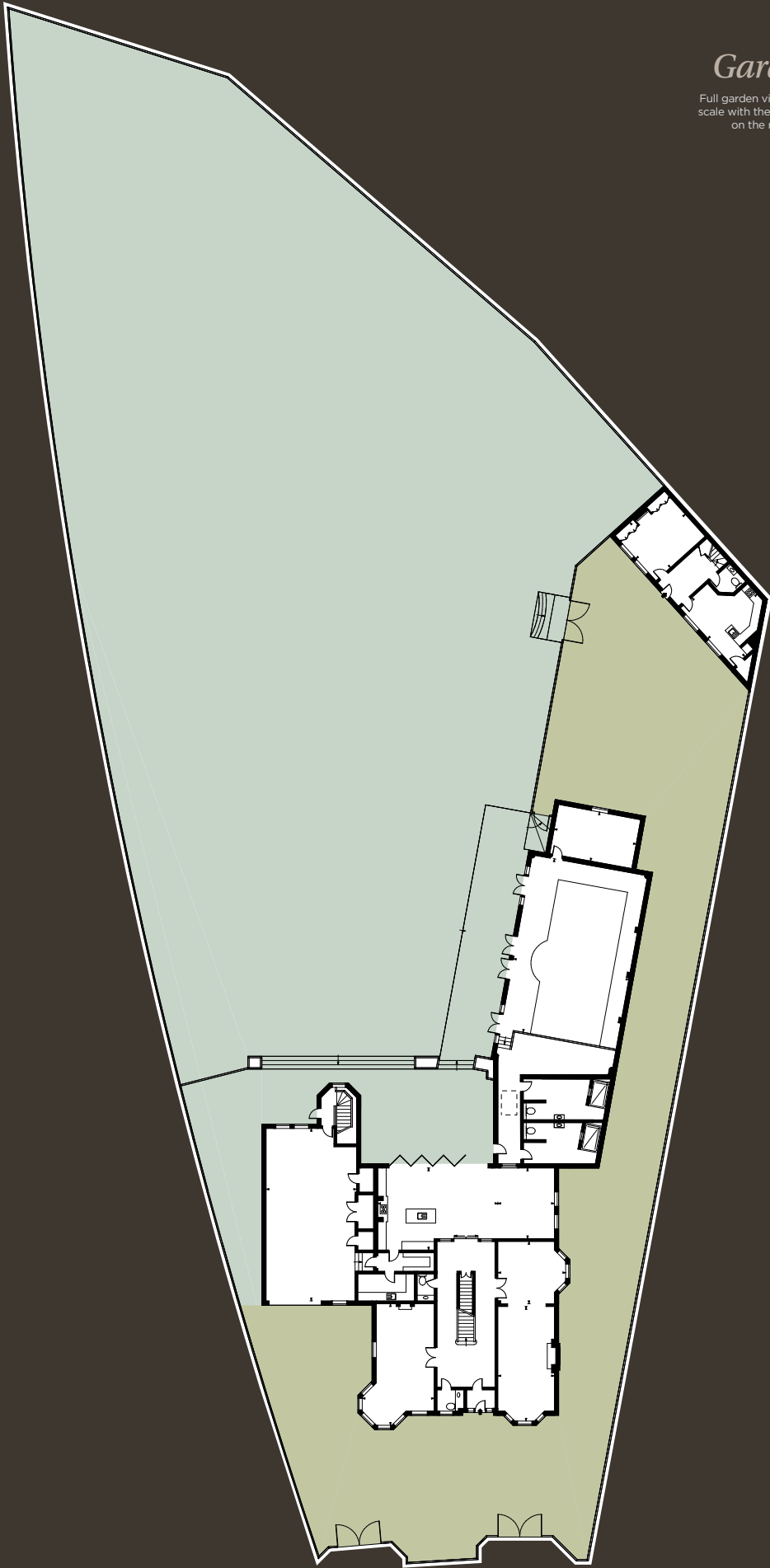


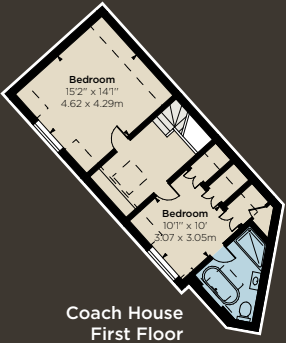
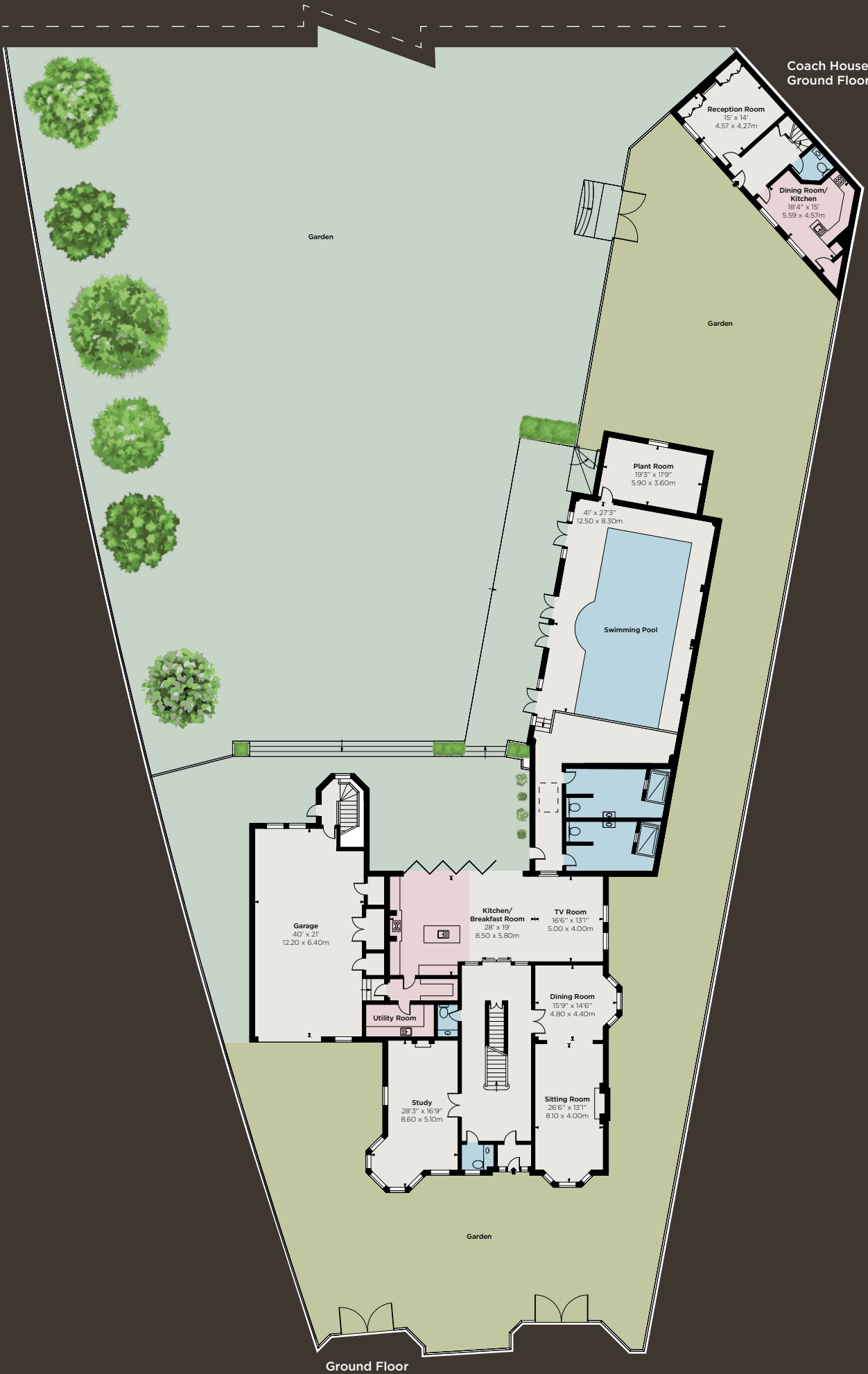




Garden

Full garden view, not in scale with the floorplan on the next page





Total Approximate Gross Internal Area
15,424 sq ft / 1,432.91 sq m
including coach house, excluding void

Coach House Approximate Gross Internal Area
1,209 sq ft / 112.29 sq m

Garage Approximate Gross Internal Area
813 sq ft / 75.49 sq m

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This plan has been supplied to The Brochure by Strutt & Parker

Tenure
Freehold

Local Authority
The London Borough of Ealing

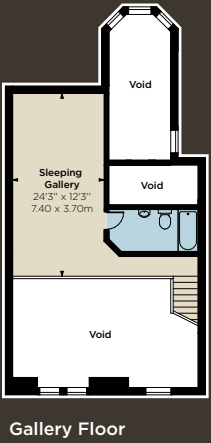
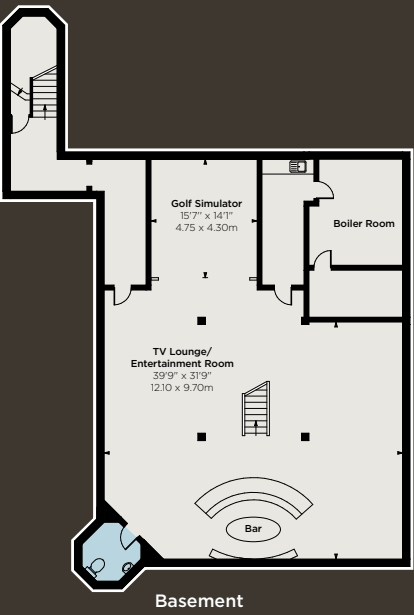
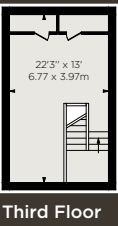
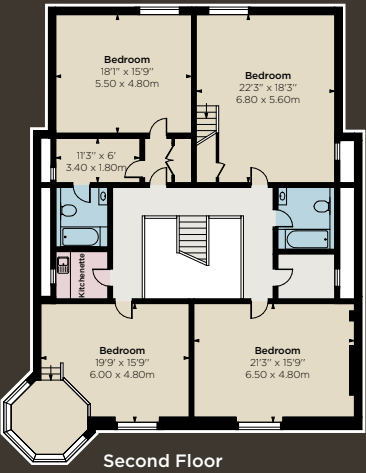
Council Tax
Band H

Parking
Four-car garage

Broadband
Installed at property

EPC
Rating C

Guide Price
£11,250,000



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