



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.

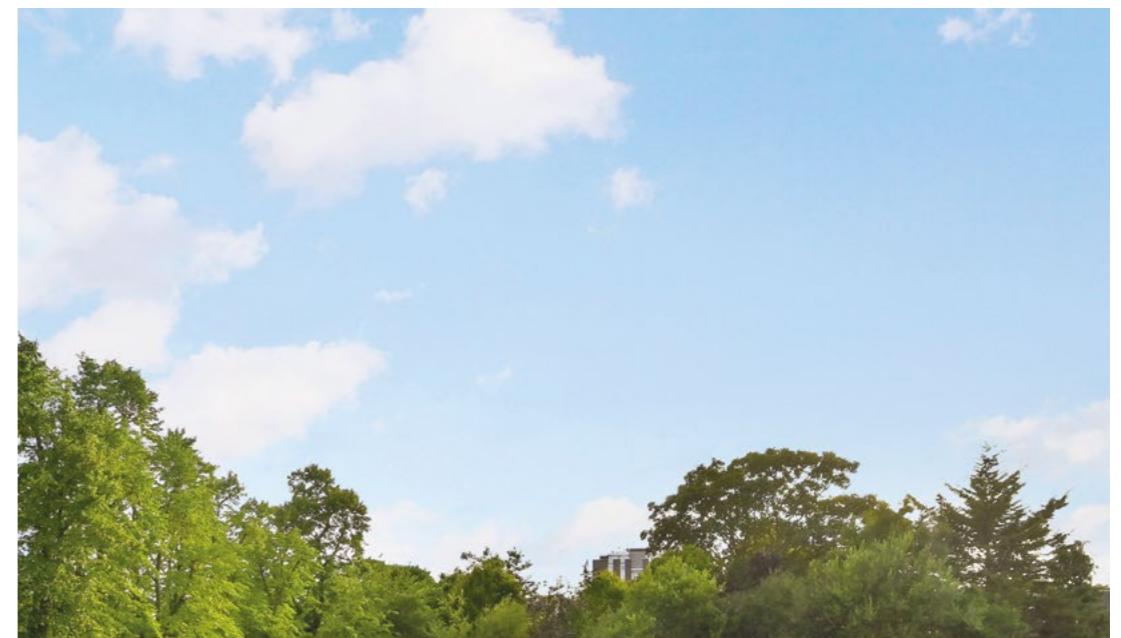
The main house extends to approximately 14,215 sq ft and provides seven/eight bedrooms, including five en-suite bathrooms. The magnificent principal suite offers a superior level of luxury with two bathrooms and two dressing rooms, together with a private study.

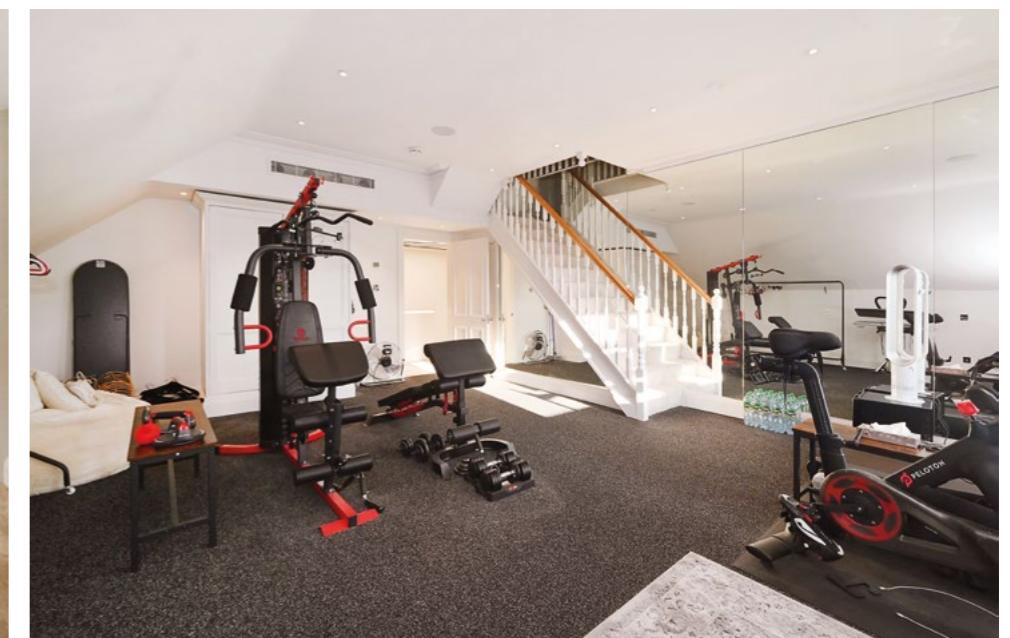
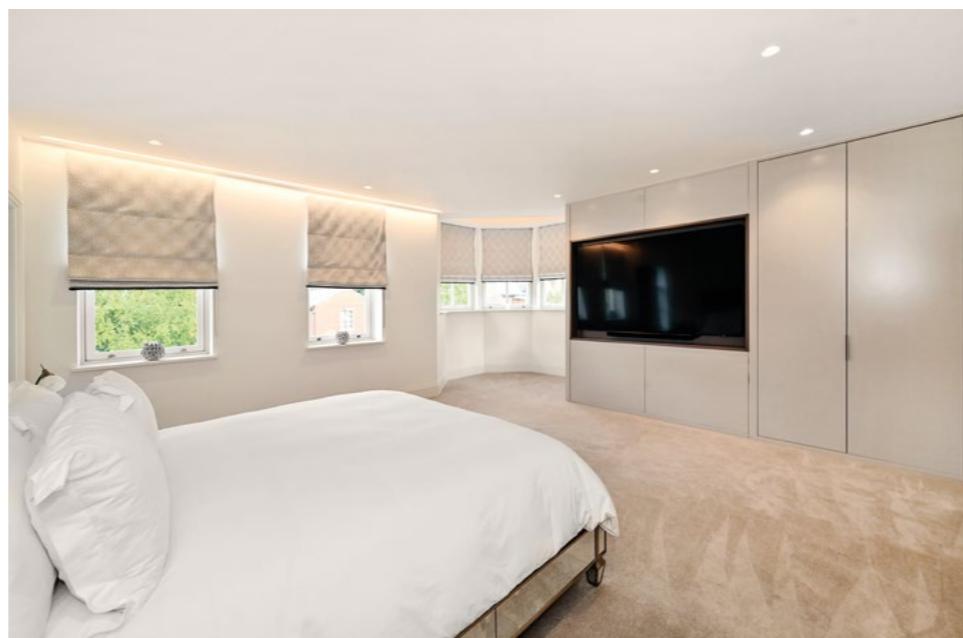
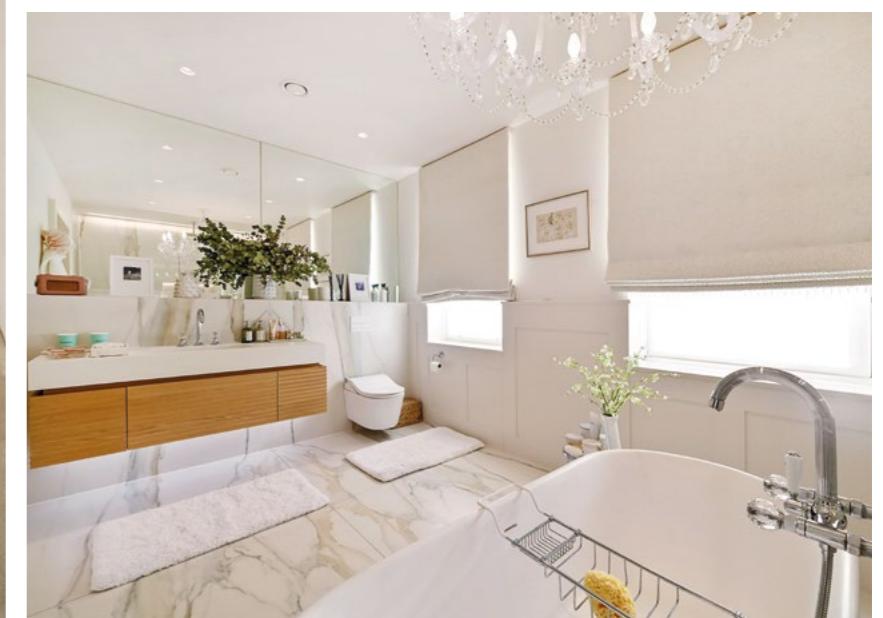
The ground floor is arranged around an impressive reception hall with a central staircase, leading to a formal double reception room, an elegant dining room, and a spectacular kitchen/family room with bifold doors opening seamlessly to the gardens.

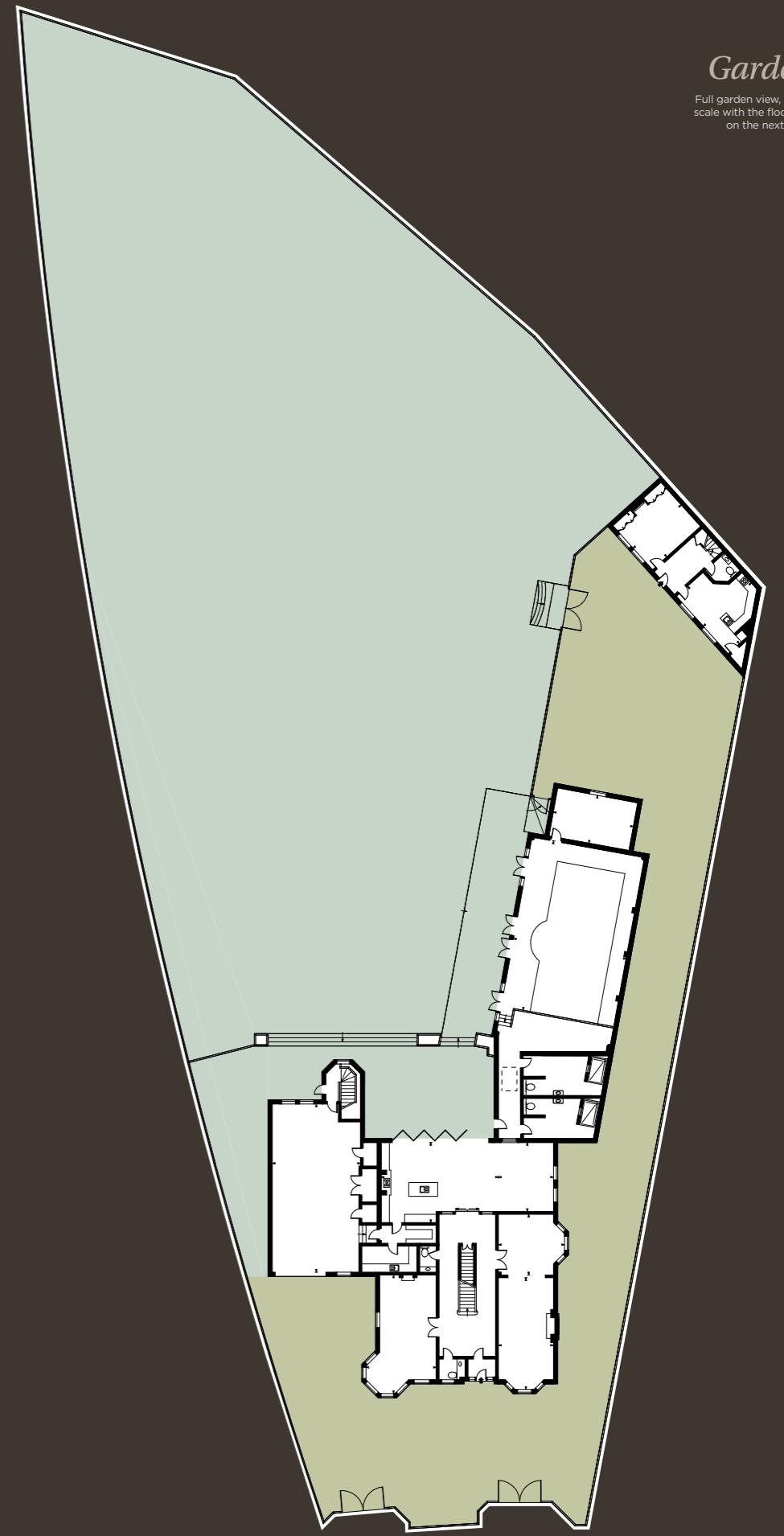
### ***Unrivalled leisure facilities***

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

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.

Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This plan has been supplied to The Prochury by Strutt & Parker.

**Tenure**  
Freehold

# Local Authority

## The London Borough of Ealing

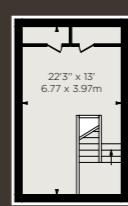
## Council Tax Band H

**Parking**  
Four-car garage

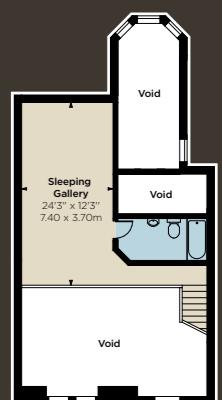
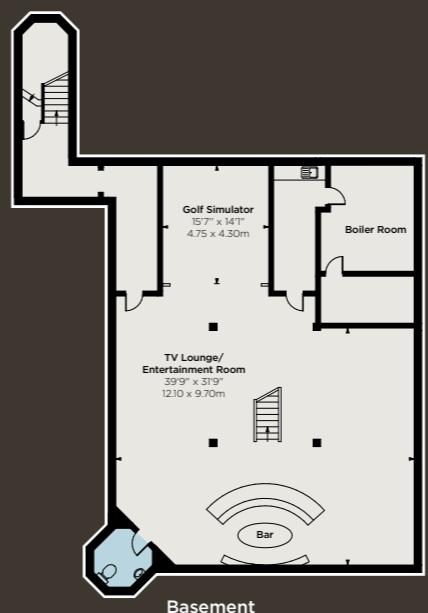
**Broadband**  
Installed at property

**EPC**  
Rating C

**Guide Price**  
£11,250,000



### Third Floor



## Gallery Floor

Strutt & Parker  
701 Fulham Road, London SW6 5UL  
+44 (0)20 7731 7100  
[fulham@struttandparker.com](mailto:fulham@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

Over 50 offices across  
England and Scotland,  
including Prime Central London



@struttandparker

For the finer things in property.

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP 

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. **Photographs taken August 2025. Particulars prepared August 2025.** Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. 17/11/25S&P-250819-07-JF