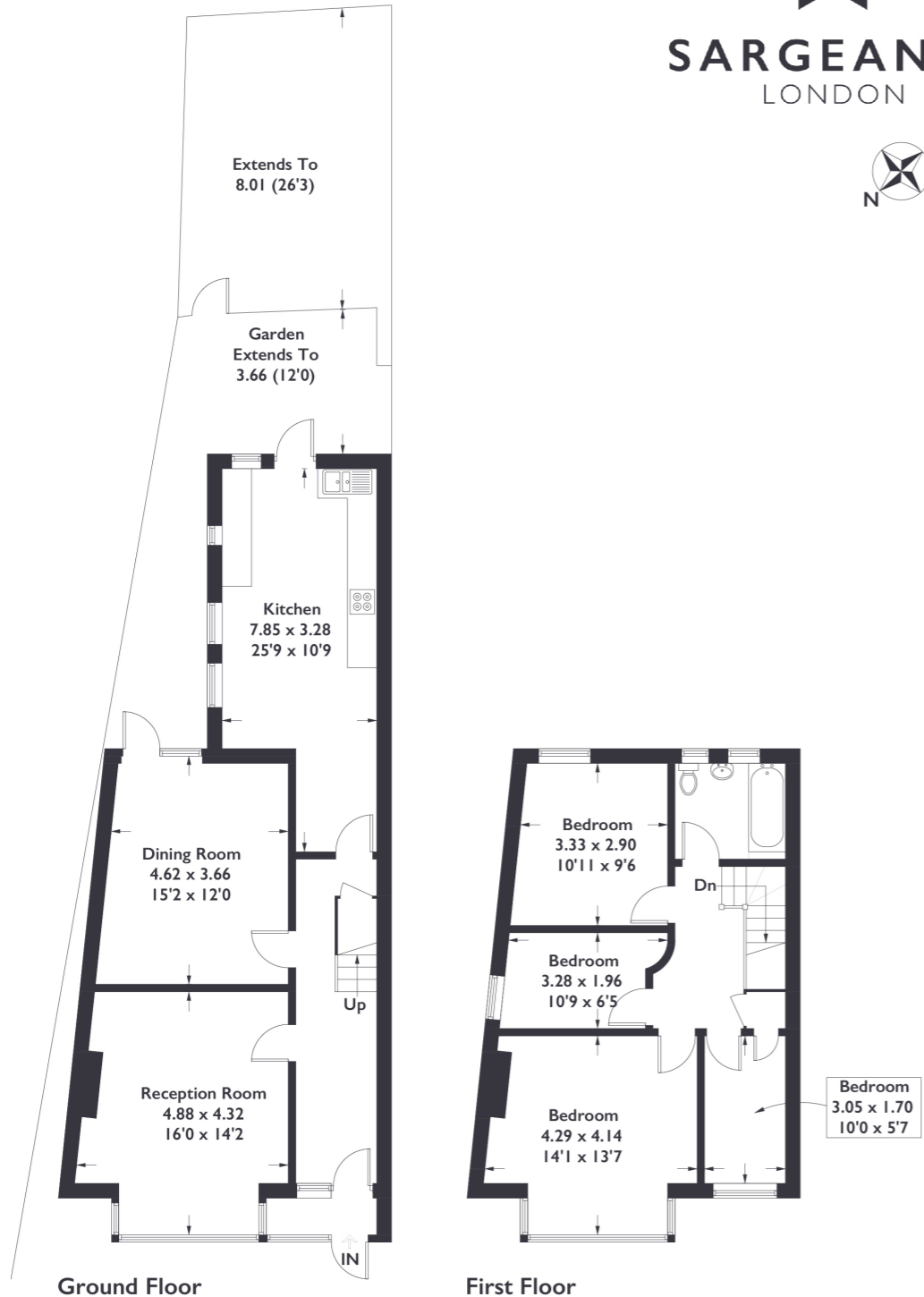


**Rathgar Avenue, W13**

Approximate Gross Internal Area = 129.4 sq m / 1393 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2023 hello@london58.com



4 BEDROOM HOUSE

**Rathgar Avenue, W13**  
**£975,000**

**\*\*CHAIN FREE\*\*** - Guide Price £1,225,000 - £1,300,000  
This exceptional four bedroom semi-detached Edwardian property stands proudly on the corner of a quiet road, offering the allure of a chain-free purchase. Downstairs, it boasts a well designed layout with separate reception and dining rooms, as well as a spacious kitchen.

FEATURES

- Four Bedrooms
- One Bathroom
- Separate Kitchen/Diner
- Off-Street Parking
- Christ the Saviour Church of England Primary School
- West Ealing Station (Elizabeth Line)
- EPC Rating D



4 BEDROOM HOUSE

## Rathgar Avenue, W13

Upstairs, you'll find three generously sized double bedrooms and one single bedroom, providing ample space for your family.

A bathroom on the upper level ensures convenience. Outside, a garden awaits, and the property further impresses with the rare advantage of off-street parking for two cars, making it an ideal find for those who value practicality. EPC Rating D.

