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Lionel Road North, Brentford

£760,000



Spacious 3 Bedroom Corner Plot in Brentford

Spacious Plot in 3 Bedroom Corner Ealing Brentford/South

A splendid Larger than average 3 Bedroom Family Home nestled in Brentford, situated on a corner plot with Rear Parking. This property features three double bedrooms, each offering its unique charm, two bathrooms, with one in the loft room.

**Ground floor**  
Enter a bright and welcoming ambiance as you step into the generously sized reception area over 222sqft, providing an inviting space for both relaxation and entertainment. The heart of this home is the generously sized kitchen/diner offering ample room for culinary endeavors and dining, making it the perfect gathering spot for friends and family.

**First floor**  
As you go up to the first floor, you are greeted by 2 generously sized double bedrooms and one spacious family bathroom.

**Loft Area**  
The loft space has been thoughtfully designed, providing ample storage, a well-proportioned bedroom, and a convenient bathroom. This intelligently crafted space maximizes functionality while ensuring comfort and practicality for a versatile living experience.

**Garden**  
Embrace the outdoors in your own private haven - a garden that invites you to unwind and enjoy moments of tranquility. The corner plot adds a unique touch, providing an abundance of natural light and an open feel to the property.

**LOCATION**  
Situated just 0.5 miles from South Ealing Station (Piccadilly Line) and 1.5 miles from Gunnersbury Station (District Line), this residence effortlessly connects you to the heart of London.



- ◆ 3 Bedroom
- ◆ 2 Bathrooms
- ◆ Corner Plot
- ◆ Large Reception
- ◆ Easy Transport Links
- ◆ Loft Conversion
- ◆ EPC D
- ◆ Council Tax Band D
- ◆ Tenure: Freehold







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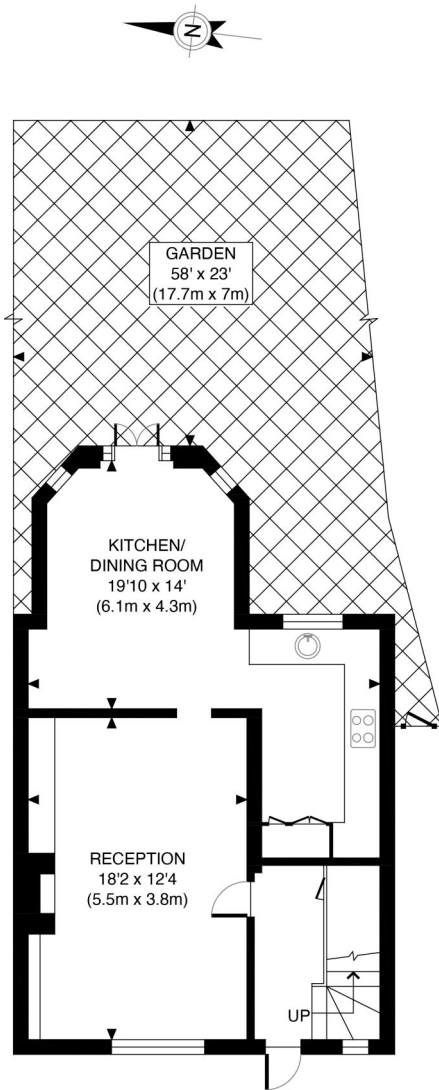
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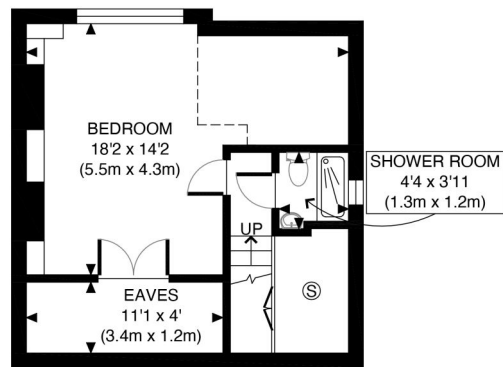
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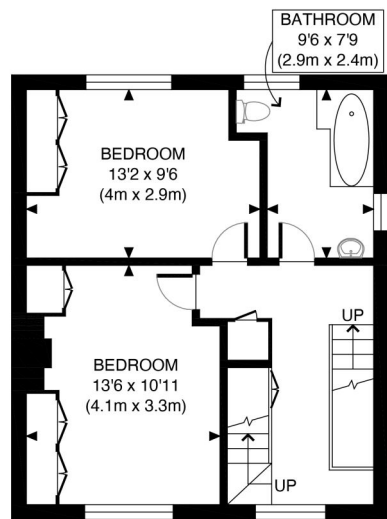
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 554 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES 332 SQ FT  
FLOOR AREA WITH WITHOUT 281 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 459 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1345 SQ FT / 125 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1294 SQ FT / 120 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
 conduct a careful, independent investigation of the property in respect of monetary valuation

Lionel Road

date 23/02/24



# Energy Performance Certificate

Certificate Number : 8263-7121-5630-6421-4992

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	56	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8263-7121-5630-6421-4992>



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