



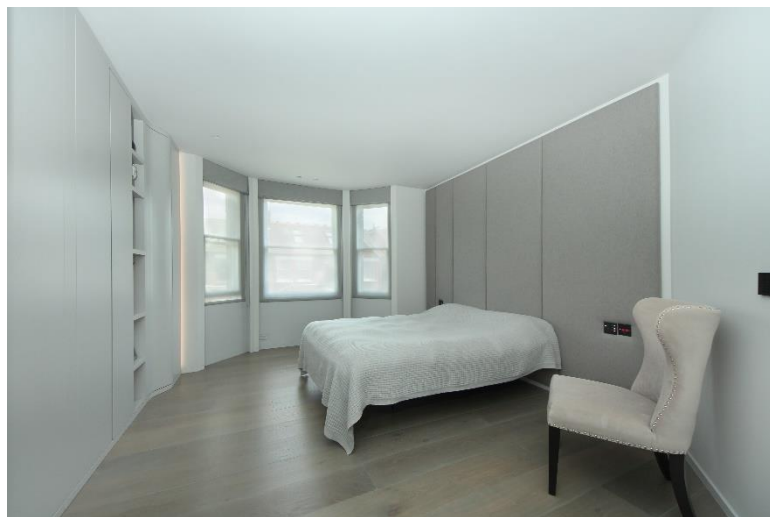
**goview**  
LONDON

KINGSLEY AVENUE, W13

PRICE: £2,000,000







A completely unique and substantial four storey, double fronted home that has recently undergone a major redevelopment to completely transform itself into a family home that creates a lifestyle of modernity, style and efficiency.

Measuring close to 3000 sq ft, providing three bedrooms, four bathrooms, ground floor WC and featuring its own cinema room and temperature-controlled wine room, this state-of-the-art home is set in a sought-after residential area near to West Ealing station, an appointed 'Crossrail' station.

From a family lifestyle perspective, you have your own home cinema in the lower ground floor with a 133' screen, sound system throughout the whole house. In addition, you also have a good-sized steam room and sauna.

The contemporary kitchen has seamless Corian work surfaces and a multitude of appliances including three AEG ovens and a Gaggenau fridge and freezer. Both the kitchen-family room and orangery have under floor heating. Each also has two sets of French doors leading out on a large sunny paved entertaining area. The entertainment/sound system in the family room also controls the devices in the adjacent drawing room and the master bedroom.



All of the above can work off the Creston home automation system. This enables you to control the lighting, heating, fireplace and all other integrated electric devices from your smart phone, iPads and control panel on the walls.

The home's refurbishment programme also delivered a fully automated garden irrigation system, water booster to ensure high water pressure to all floors, solar panels, air conditioning in all bedrooms and kitchen/diner area.



State-of-the-art security and safety features including video entry, intercom system, CCTV, fire mist sprinkler system, the front door class RC4 has a motorised security level 7 lock and also includes a fingerprint scanner for entry instead of traditional keys, including triple glazed burglar proof glass.

Nothing has been spared in the refurbishment of this family home that looks set to welcome a family for the next generation. The wine cellar has a separate cooling system to the rest of the home and the patio area of the garden has a light well and heated bench seats. The lower ground floor is also complimented by a 'Mitsubishi' ventilation system.

The front reception is well set off with large bay window, and there is a additional reception that can be adaptable in its use.

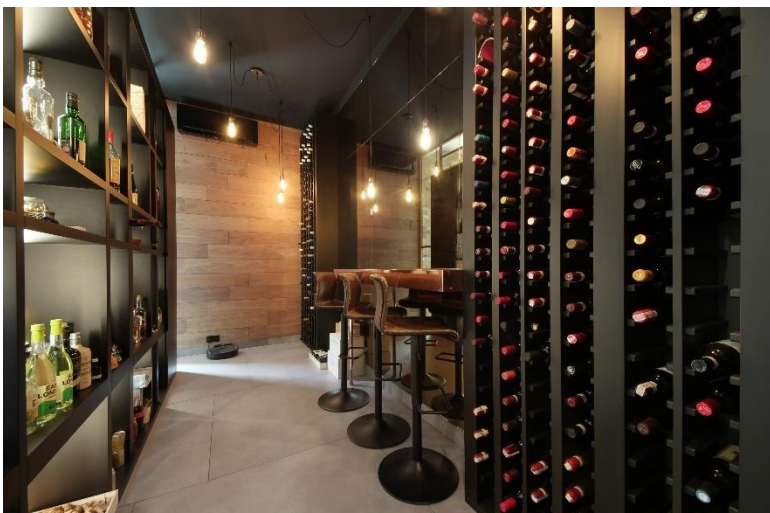


The impressively large open-plan kitchen has been designed with the most discerning of styles in mind and has top of the range Legrabox drawers, and an 'Eternal Serena' composite worktop. 'Miele' and 'Siemens' appliances including a warming drawer complimented by a 'Fisher Paykel' American style fridge-freeze. The kitchen also comes equipped with a 'Quooker' tap, including the water filter and 'Insinkerator'

The upper two levels have been set to provide three well-sized and well-equipped bedrooms giving each room a good sized bathroom to compliment dressing room space and storage.

This home is certainly one of a kind and only a internal viewing will give you an understanding of the lifestyle on offer in walking distance from the Elizabeth Line at West Ealing station.

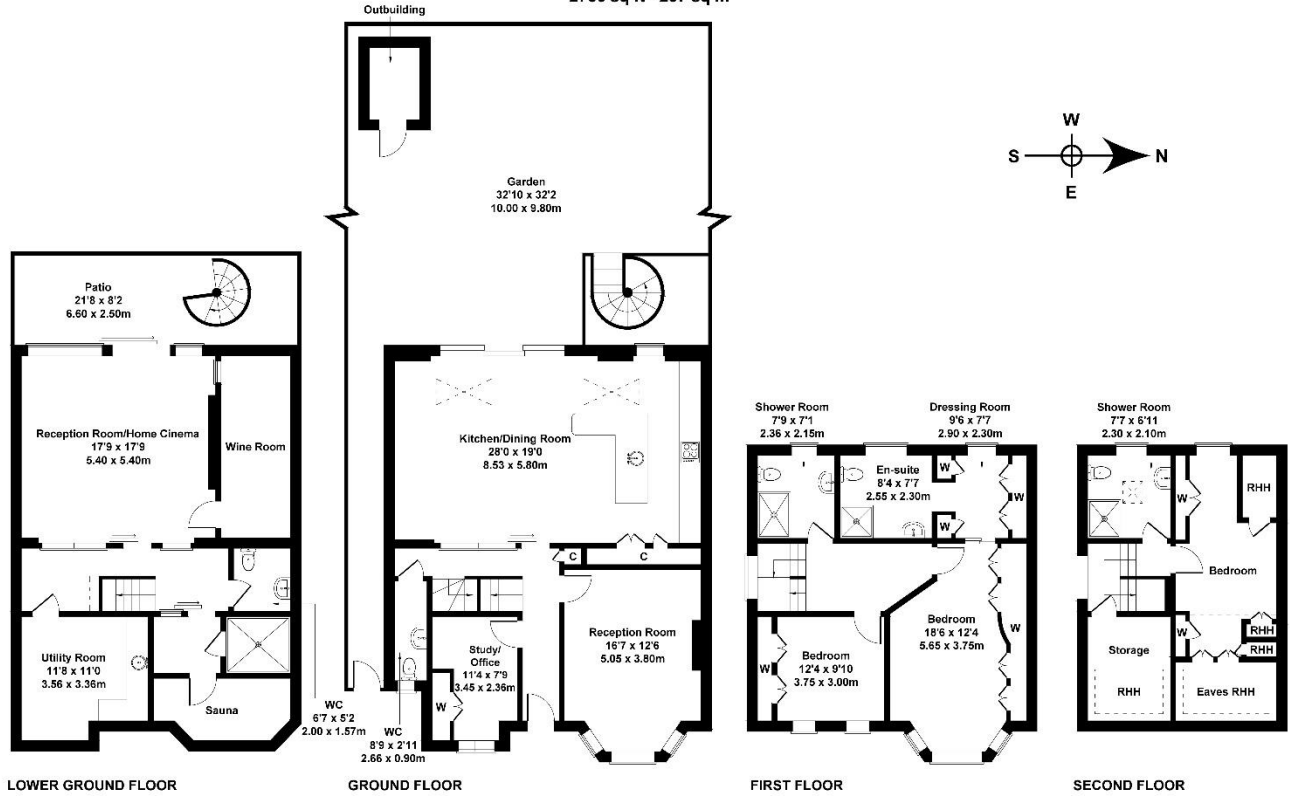
Please contact Go View London, with over 700 reviews from satisfied clients and two local offices in Ealing and Acton, for your appointment to view.





# Kingsley Avenue

Approximate Gross Internal Area  
2766 sq ft - 257 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		