



The White Cottage, Sutherland Road, Ealing, London W13 0DT **Price £2,499,000 Freehold - No Chain**

A rare opportunity to acquire an extended detached property on two floors (circa 1921) offering flexible family accommodation or potential for development (subject to usual regulations). The property has a lovely mature south-facing rear lawn garden of approx 68ft with a spacious summerhouse / games room and an exercise pool room with shower. To the front off-street parking for multiple vehicles.

Ground floor - with 2 reception rooms, 2 kitchens (1 open-plan with reception room and rear view over the rear garden), study, utility room, 2 bedrooms, an en suite bathroom / shower / WC, an en suite shower room / WC and a cloakroom with wash hand basin / WC.

First floor annexe - with kitchen / reception room, 4 bedrooms, an en suite shower room / WC and a further shower room with a separate WC.

Outside is a pretty south-facing rear lawn garden with a detached games room and a detached building housing the pool with shower

Situated in a popular location, approximately 0.3 miles from **West Ealing** station with Elizabeth line connection and Waitrose Superstore. The lovely open spaces of both Drayton Green and Cleveland Park are nearby. *The Avenue* is nearby with local shopping facilities, bars and restaurants. Buses towards **Ealing Broadway** station also with Elizabeth Line connection & town centre with numerous shops, bars and restaurants.

Local schools include Notting Hill & Ealing High School, Drayton Green Primary, Drayton Manor High and Brentside High. Good local road links include the A40 and M4 / M40 motorway.

Sutherland Road, London, W13

Approximate Area = 1783 sq ft / 165.6 sq m

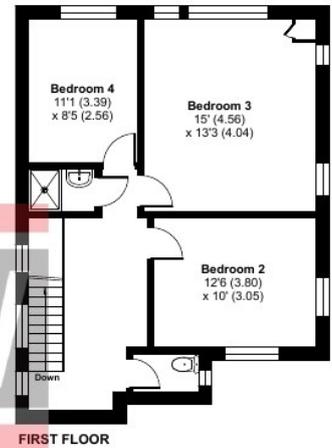
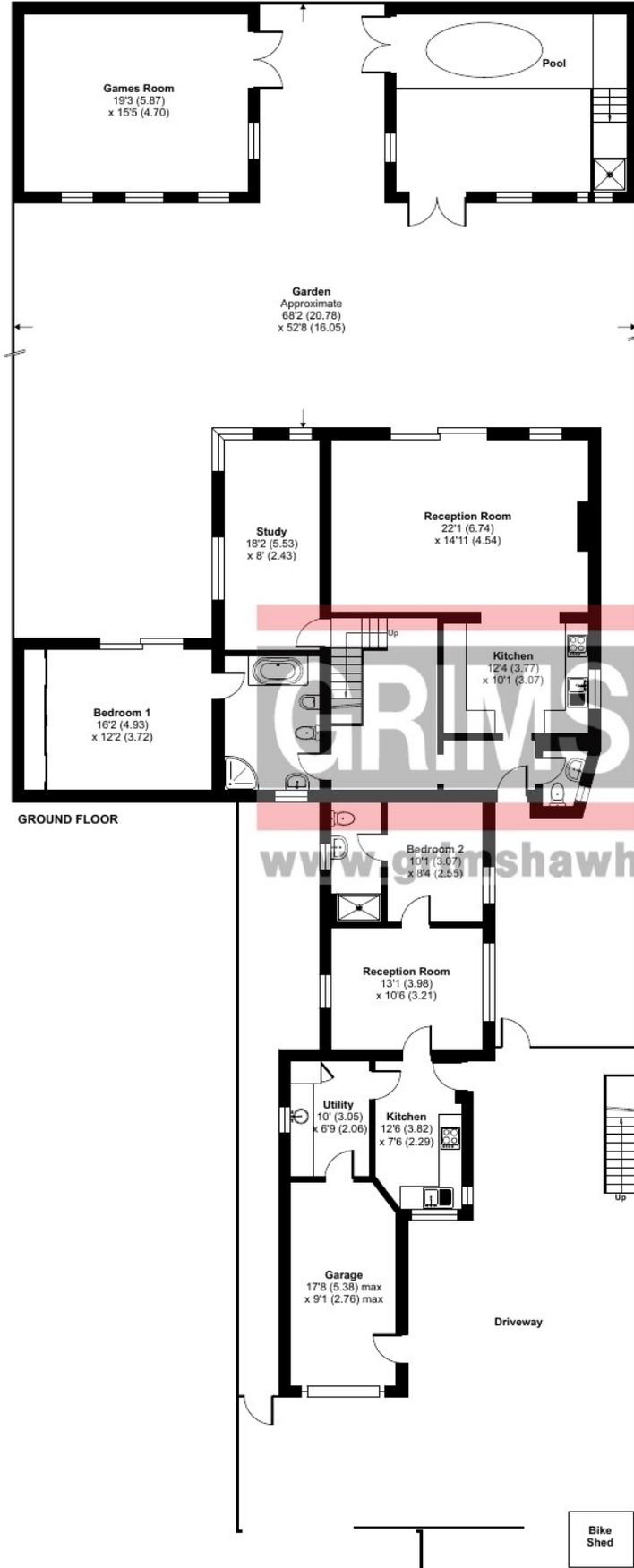
Annexe = 749 sq ft / 69.5 sq m

Garage = 157 sq ft / 14.5 sq m

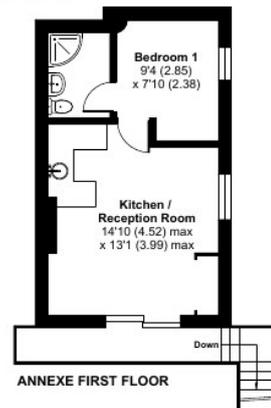
Outbuilding = 297 sq ft / 27.5 sq m

Total = 2986 sq ft / 277.1 sq m

For identification only - Not to scale



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EPC Rating = F

Council tax band = G (£3,401.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Garage with off-street parking. CPZ area Drayton Green Zone NN

Accessibility: internal and external staircases

Connected services and utilities: Electricity: mains gas: mains drainage

Surface water : 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All subject to confirmation

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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