



Grimshaw & Co

**Ashbourne Road, Ealing, London W5 3DH**  
**Price: £1,475,000 Freehold - No Chain**

Situated in a favoured location, on the **Hanger Hill East (Haymills Estate)** a conservation area, with access to **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations and local shopping facilities, **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools including Montpelier & St Gregory's Primaries, St Augustine's Priory, The Japanese School, Twyford CofE High, West Acton Primary, Ada Lovelace CofE High and Ellen Wilkinson High.

**A 4-bedroom detached Haymills property arranged over two floors with rear lawned garden of approx 48' and off-street parking at the front for 2 cars.**

The accommodation comprises entrance hall, fantastic large reception room, fitted kitchen, utility room, boot room, cloakroom, conservatory / lean to, 4 bedrooms, family bathroom and an en suite shower room.



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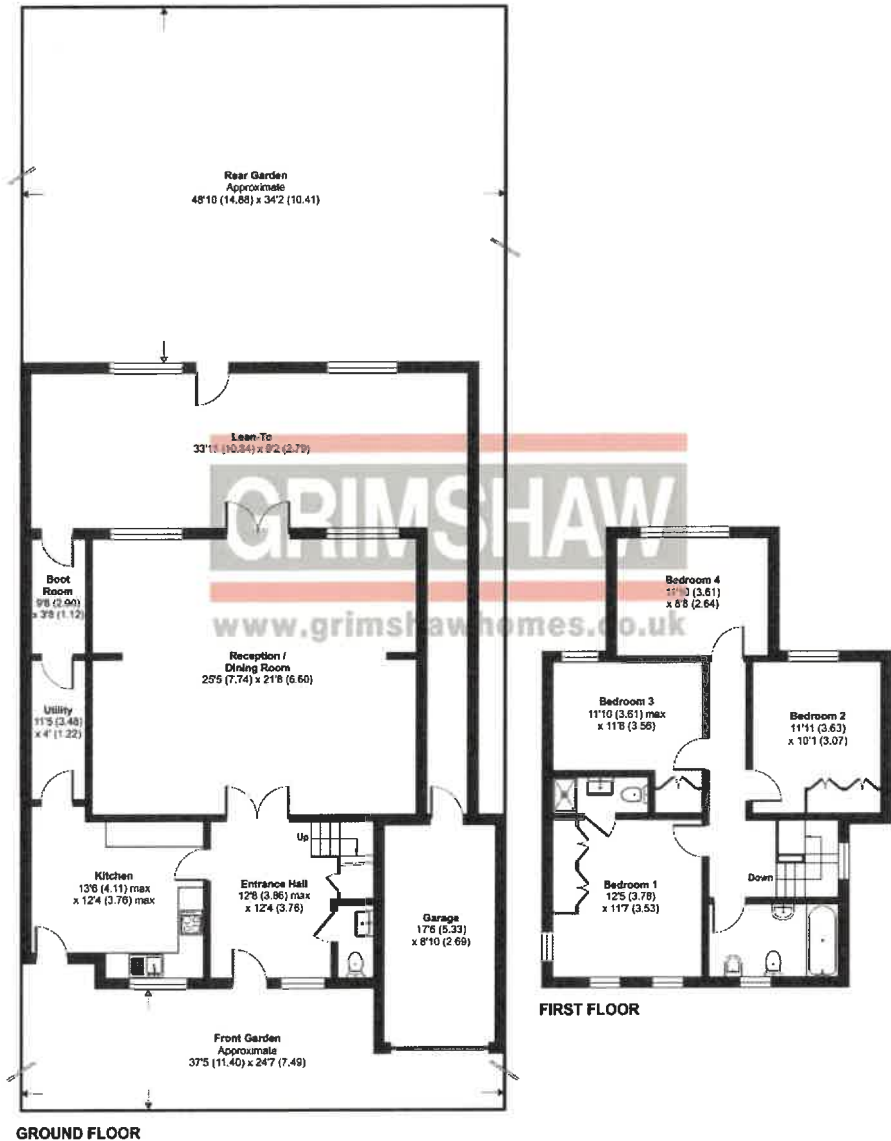
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Approximate Area = 1696 sq ft / 157.6 sq m (excludes lean-to)  
 Garage = 154 sq ft / 14.3 sq m  
 Total = 1850 sq ft / 172 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © n°checon 2023 Produced for Grimshaw & Co REF: 961011

EPC Rating = D  
 Council tax band = G (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 employments 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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD