



**Ashbourne Road, Ealing, London W5 3DJ**  
**Guide Price: £975,000 Freehold**

**AN INVESTMENT OPPORTUNITY FOR CASH BUYERS ONLY - a 3-bedroom detached Haymills-built property with 79' rear garden, garage at the side and own drive.**

We understand the property is in need for structural repair and it is up to the buyers to make their own investigations.

We further understand the vendor has planning permission for an extension to the rear and conversion of the garage to halstal space and construction of a single-storey outbuilding (subject to confirmation).

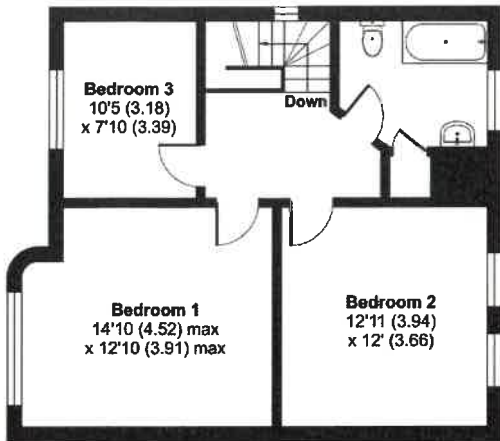
Situated in a good location, in the **Hanger Hill East (Haymills Estate)** a conservation area. With access to **North Ealing & West Acton** stations & local shopping facilities, **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for a number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



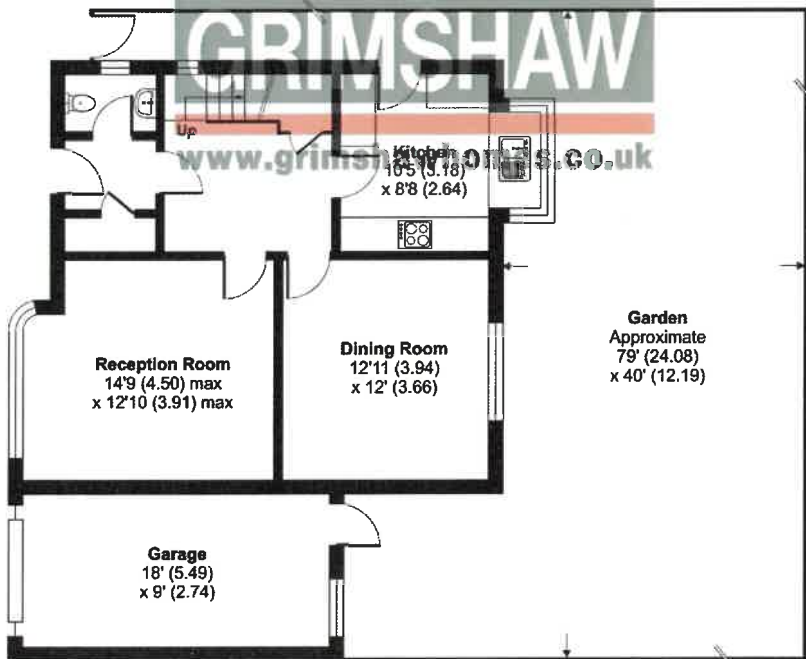
# Ashbourne Road, London, W5

Approximate Area = 1409 sq ft / 130.9 sq m (includes garage)


For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for Grimshaw & Co. REF: 1002242

EPC Rating = E

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 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.

04.12.2023 Ref: 9732

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

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