



Grimshaw & Co

**Beaufort Road, Ealing, London W5 3EB**  
**Price: £2,400,000 Freehold**

A rare opportunity to acquire a very exceptional residence with showroom standard 4-car garage and a vast paved forecourt with multi-car gated parking. Refurbished and presented to the highest standard - the property which provides especially bright and airy accommodation on three floors has been sumptuously furnished with high quality fittings, oak floors and illuminated lighting.

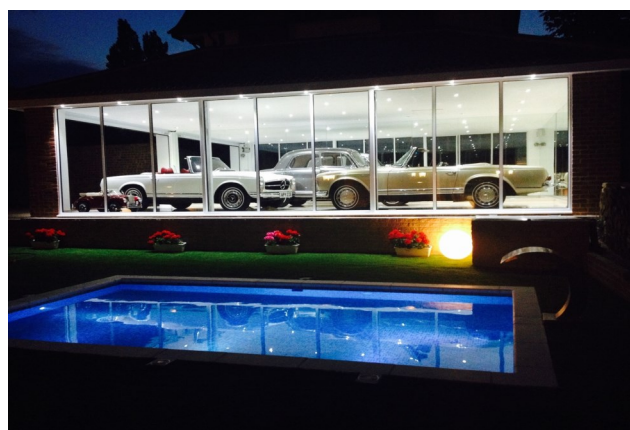
The spacious ground-floor accommodation comprises vestibule entrance, cloakroom, double reception room, study / office, garden room, luxury German fitted kitchen and utility room. On the first-floor are 4 bedrooms, bathroom and an en suite shower room. The second floor has a bedroom and a luxury bathroom.

At the rear is a beautiful landscaped mono-turfed garden with heated shallow pool, paved patio, double gates to the front and a study / storage. There is also side access to a magnificent showroom garage for 4 cars.

The property is situated in a corner location, on the sought-after **Hanger Hill East (Haymills Estate)** a conservation area, amongst prestigious houses with large gardens and gated paved parking facilities. Well-placed for a number of underground stations with local shopping facilities, local schools and well-connected roads giving access to both Heathrow and Central London.



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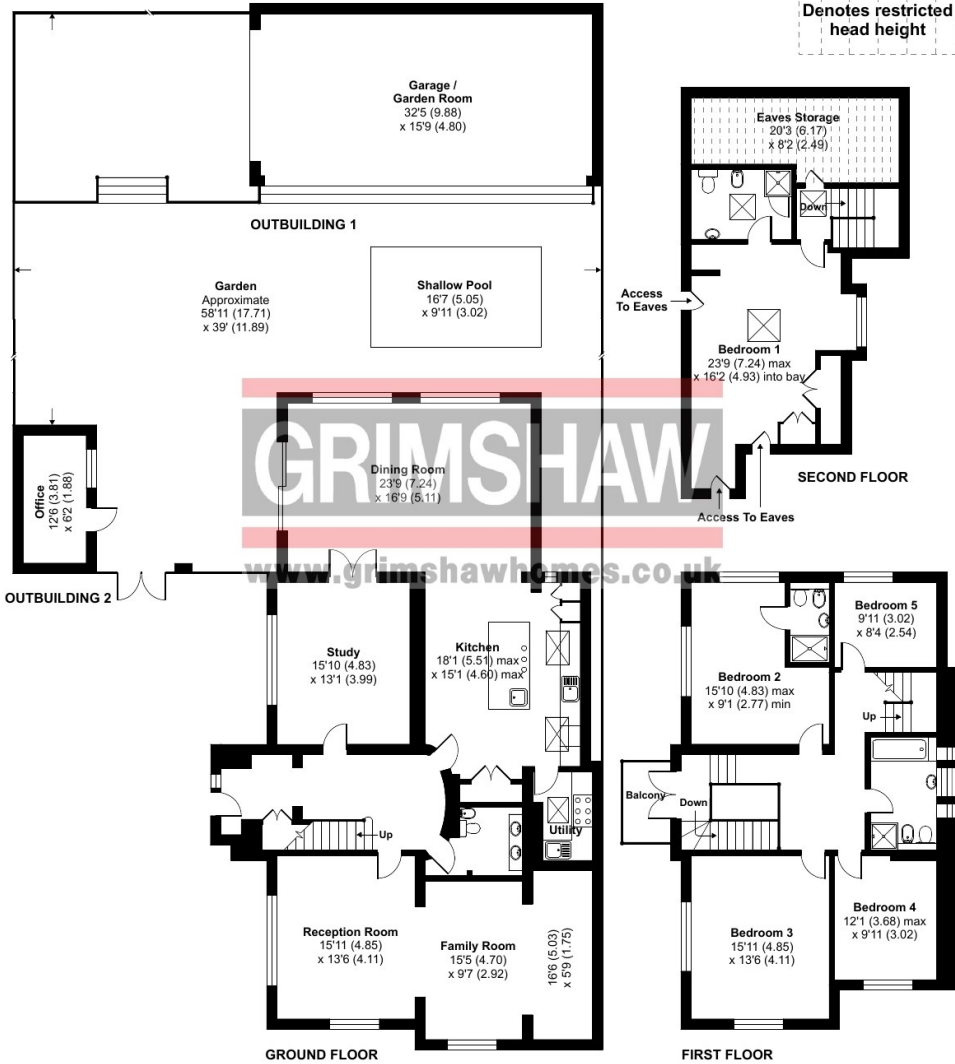
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# Beaufort Road, London, W5

Approximate Area = 3237 sq ft / 300.7 sq m  
 Limited Use Area(s) = 151 sq ft / 14 sq m  
 Outbuildings = 591 sq ft / 54.9 sq m  
 Total = 3979 sq ft / 369.6 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). © nrichcom 2022. Produced for Grimshaw & Co. REF: 824253

EPC Rating = D

Council tax band = H (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.**

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