



Grimshaw & Co

**Boileau Road, Ealing, London W5 3AL**  
**Price: £1,249,950 Freehold**

**With lots of period features - a well-presented 4-bedroom, 2 bathroom semi-detached period property arranged over two floors with wood floors on the ground floor and new roof.**

The accommodation comprises entrance hall, cloakroom, 2 reception rooms with lovely fireplace surrounds and picture rails, conservatory, fitted kitchen, 4 bedrooms, family bathroom and an en suite shower room.

There is a rear lawn garden of approx 67' with paved patio, detached studio at the rear and forecourt parking for 2 cars.

Situated in a popular road, within walking distance of **North Ealing** station with local shopping facilities and with access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Road connections for the A4 and M4 & M40 motorways. Well-placed for a number of local schools including Holy Family Catholic School, St Augustine's Priory, Ada Lovelace CofE High, St Benedict's, St Gregory's Primary, Ellen Wilkinson High, Montpelier Primary, Christ the Saviour CofE Primary and Notting Hill & Ealing High.



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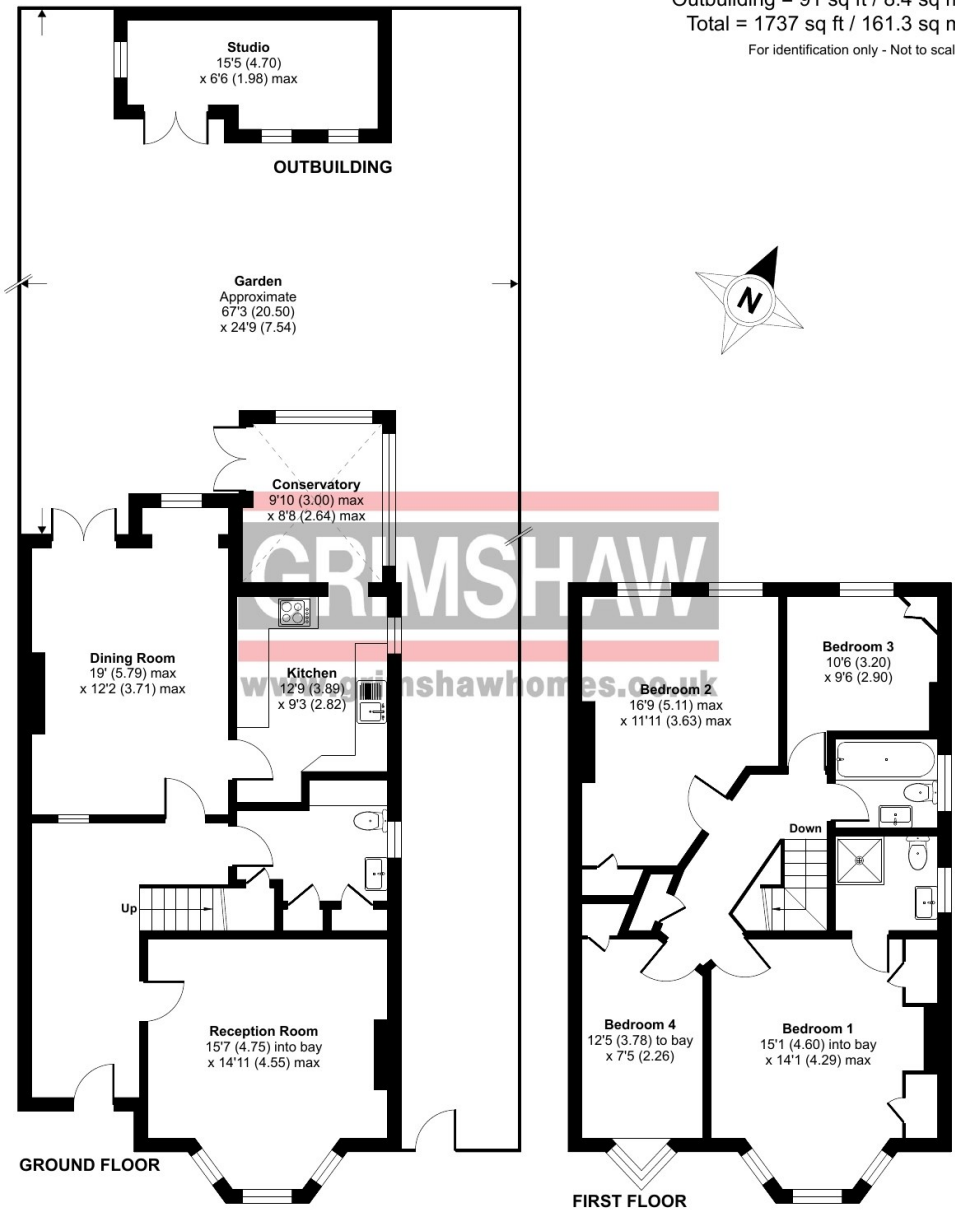


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# Boileau Road, London, W5

Approximate Area = 1646 sq ft / 152.9 sq m  
 Outbuilding = 91 sq ft / 8.4 sq m  
 Total = 1737 sq ft / 161.3 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchechem 2023. Produced for Grimshaw & Co. REF: 1061101

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.

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

