



**Castlebar Park, Ealing, London W5 1DD**  
**Price: £850,000 Freehold - No Chain**

Very well placed for many local schools including Notting Hill & Ealing High, St Benedict's and North Ealing, Montpelier & St Gregory's Primaries. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre, local shopping facilities, bars and restaurants in the award-winning Pitshanger Lane Village. Road connections for A4 and M4 & M40 motorways.

**This surprisingly spacious 4-5 bedroom, three-storey 1970s family town house with west-facing rear lawn garden and forecourt parking.**

The accommodation comprises entrance hall, cloakroom, 2 reception rooms (1 with patio doors to rear garden), large study / bedroom 5, fitted kitchen, 4 further bedrooms, an en suite bathroom and a family bathroom.

The property has the benefit of gas central heating and PVC double-glazing.

The rear lawn garden has a patio area and gated rear access.

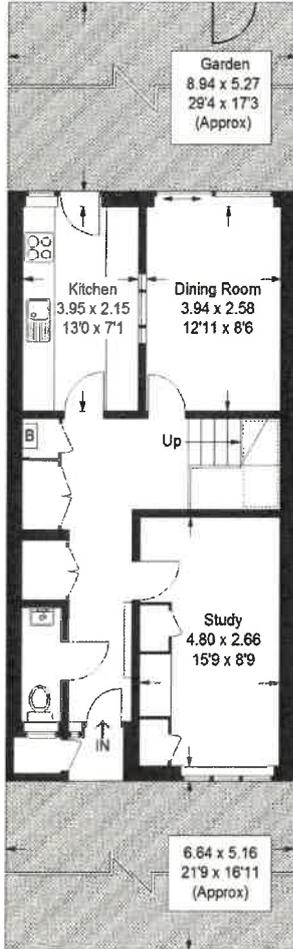


## Castlebar Park

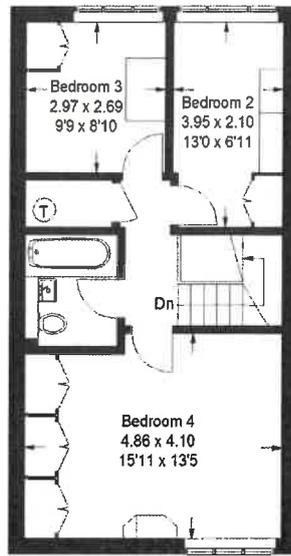
Approximate Gross Internal Area  
(Including External Cupboard)  
150 sq m / 1615 sq ft



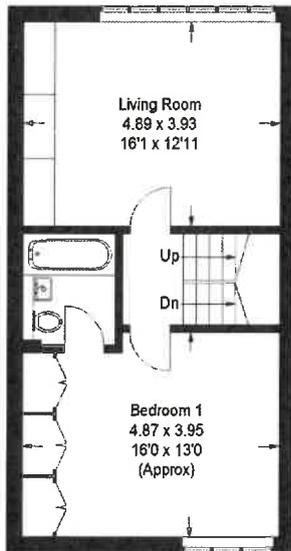
= Reduced headroom  
below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor



For information and illustration purposes only, measurements are approximate, not to scale.

(Photographs taken previously)  
EPC Rating = C  
Council tax band = F (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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