



Chatsworth Road, Ealing, London W5 3DD
Price: £2,500,000 Freehold

In a premier location, on the **Hanger Hill East (Haymills Estate)** a conservation area. With ready access to a number of local schools including Holy Family Catholic Primary, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, The Japanese School, West Acton Primary and Twyford CofE High. Good transport connections including **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations all with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections include A40 / Western Avenue, A4 and the M4 / M40 motorways.

One of the finest 7-bedroom double-fronted 3-storey Haymills-built (circa 1930s) residences with well-proportioned lofty rooms and retaining many original features. There is elegant ground-floor accommodation, double entrance gated forecourt and secluded rear lawned garden of approx 76' with woodland aspect.

The accommodation comprises entrance hall, double reception room, cloakroom, television room / study, fitted kitchen / breakfast room, utility room, 7 bedrooms, 2 bathrooms (1 en suite) and 3 en suite shower rooms.



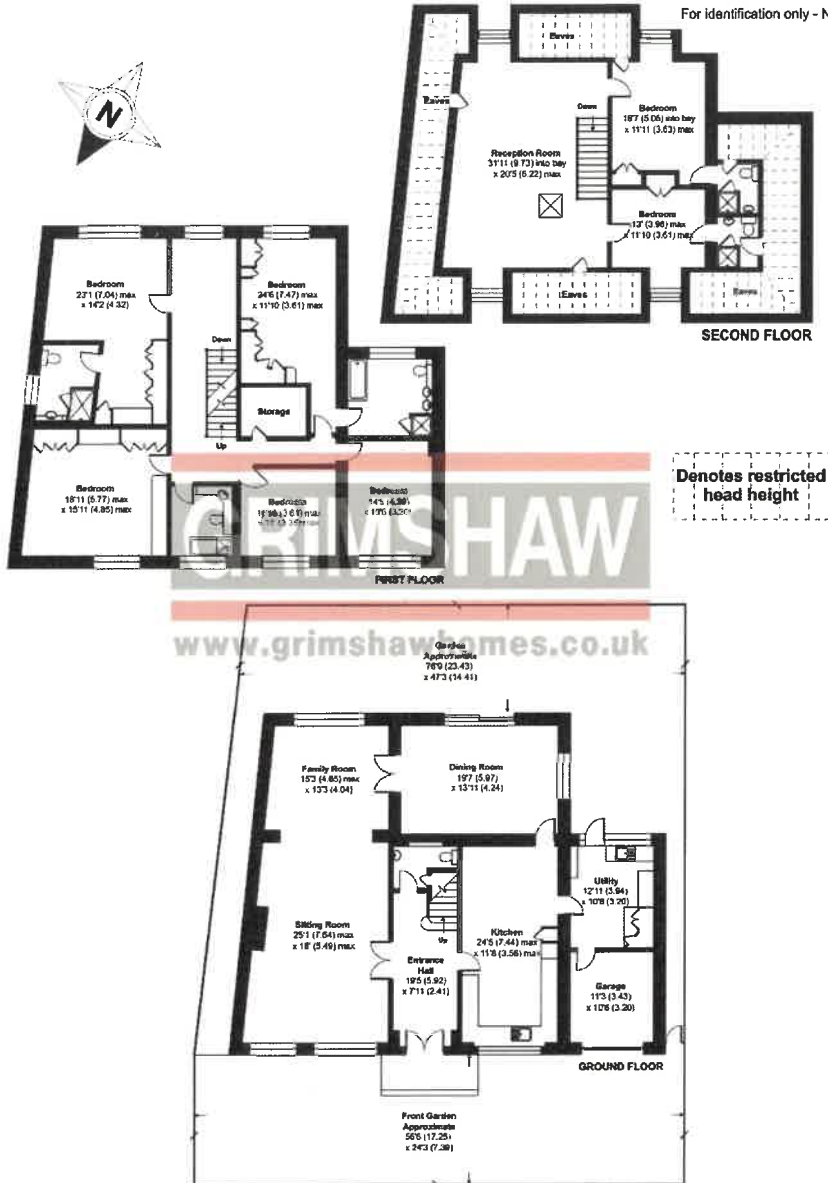
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Approximate Area = 4604 sq ft / 427.7 sq m (Includes Garage)

Limited Use Area(s) = 545 sq ft / 50.6 sq m

Total = 5149 sq ft / 478.3 sq m

For identification only - Not to scale



(Photographs taken previously)
EPC Rating = C
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.

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.

27.04.2023 Ref: 9617

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

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