



Grimshaw & Co

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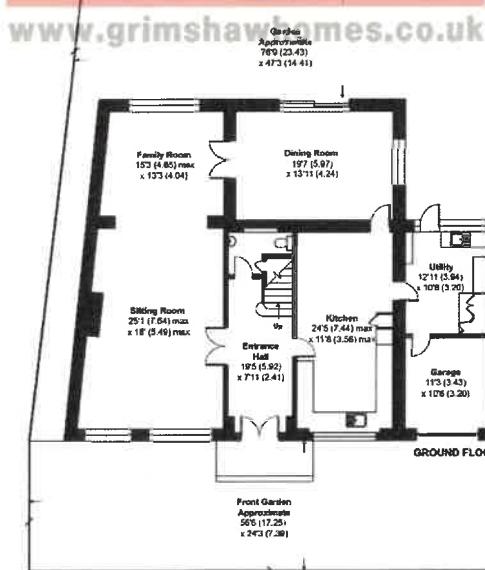
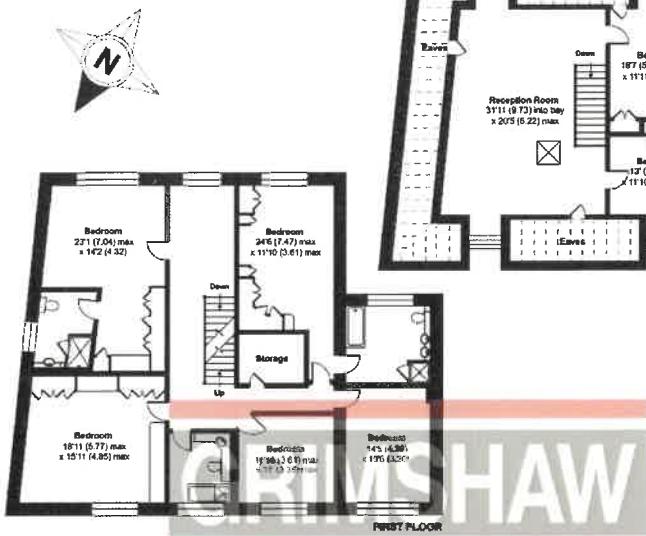
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Approximate Area = 4604 sq ft / 427.7 sq m (Includes Garage)

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2022
Produced for Grimshaw & Co. REF: 877624



(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.

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

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