



**Lynwood Road, Ealing, London W5 1JG**  
**Price £1,199,950 Freehold**

Situated in a sought-after location on the favoured **Greystoke Park Estate**, backing onto a nature reserve and near to the lovely open space of Hanger Hill park. With access to **Hanger Lane & Park Royal** stations with local shopping facilities. Buses are on hand for **Ealing Broadway** station with forthcoming Crossrail Link connection & town centre with numerous shopping facilities, bars and restaurants. Also with access to the award-winning Pitshanger Lane Village with local shops, bars and restaurants. Well-placed for local schools including Montpelier Primary, St Augustine's Priory, St Gregory's Primary, St Benedict's, Ada Lovelace High and Notting Hill & Ealing High.

**A 4-bedroom 1930s semi-detached house on two floors with mostly new double-glazing and potential to extend at the side and rear (subject to the usual regulations)**

The accommodation comprises hall, cloakroom, 2 reception rooms, kitchen, conservatory, 4 bedrooms, bathroom and a separate WC.

There is a rear garden of approx 60', backing onto a nature reserve, a garage and own drive at the side.



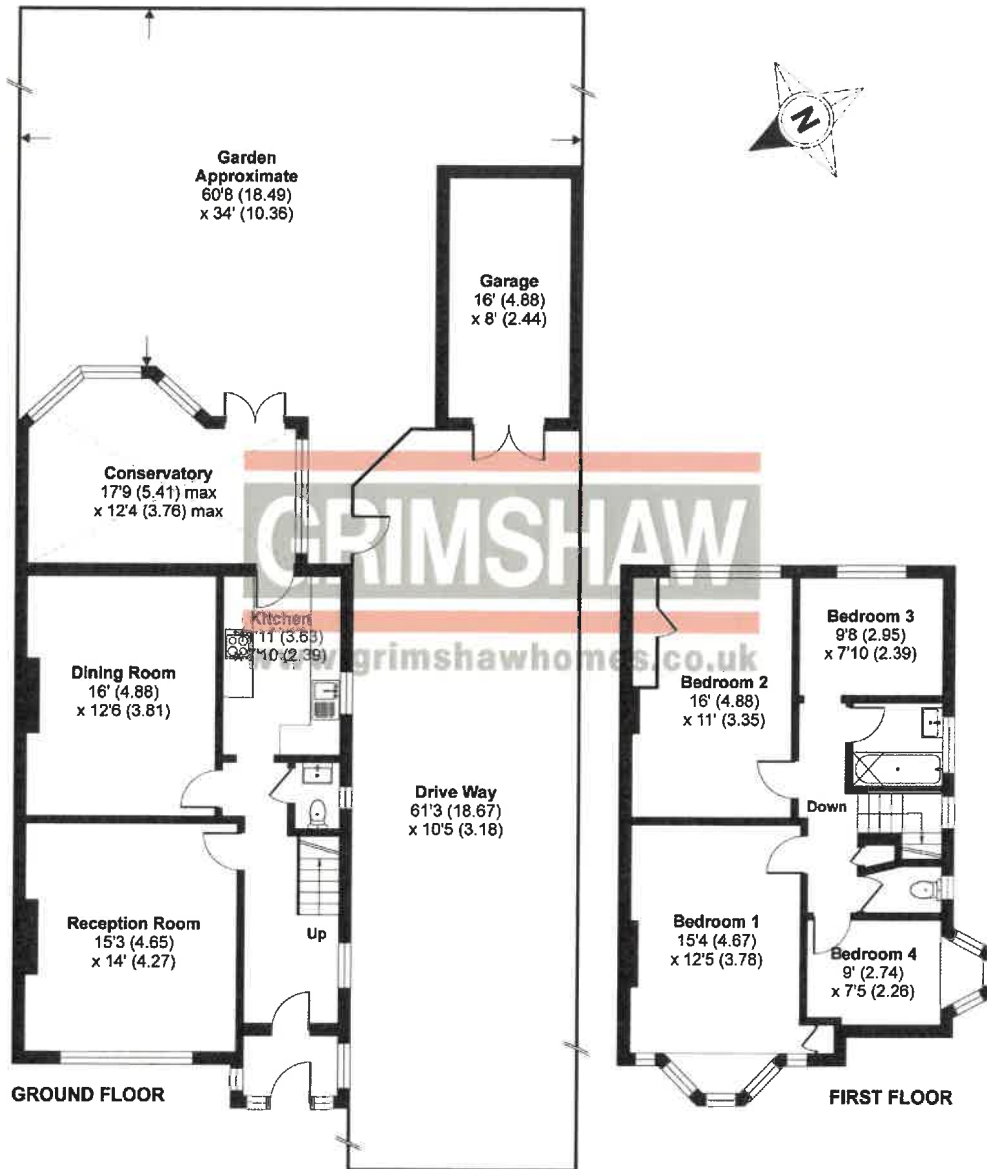
# Lynwood Road, London, W5

Approximate Area = 1552 sq ft / 144 sq m

Garage = 128 sq ft / 12 sq m

Total = 1680 sq ft / 156 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) © rtdhcom 2021. Produced for Grimshaw & Co. REF 753575

AWAITING INTERNAL PHOTOGRAPHS

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.**

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

