



**Park View Road, Ealing, London W5 2JF**  
**Price: £3,750,000 Freehold**

**An impressive 5-bedroom, 4-bathroom detached property with commodious accommodation on three floors. Total approx floor area 422 sq m / 4542 sq ft.**

The accommodation comprises entrance hall, pantry, general room, L-shaped reception room open-plan with kitchen, study / library, ground-floor bedroom 5 with a shower room and a cloakroom. The upper floors have principal bedroom with en suite and a walk-in wardrobe, bedroom 2 with en suite and dressing area and bedroom 3 is next to the bathroom. Bedroom 4 is on the second floor with a lounge, en suite and games room.

From the L-shaped reception room and through either bi-folding doors or double doors, you walk out onto the large terrace with steps down to the lawn area and at the rear, a summerhouse. The front offers multi-car off-street parking.

Situated in a premier location, near the open space of Hanger Hill Park. Approximately 0.7 miles from both **Hanger Lane** & **North Ealing** stations both with local shopping facilities and approximately 0.8 miles from **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for A406, A4 and the M4 & M40 motorways. Well-placed for local schools including Montpelier Primary, St Augustine's Priory, St Benedict's, Notting Hill & Ealing High, Ellen Wilkinson High, Twyford CofE High and Ada Lovelace CofE High.

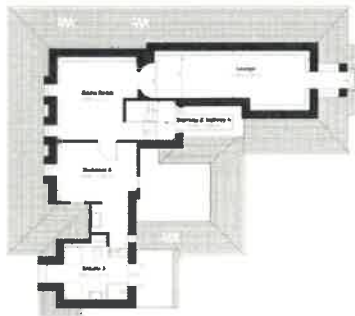




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
422 m<sup>2</sup>

Reduced headroom  
6.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

EPC Rating = D  
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.

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