



Popes Lane, Ealing, London W5 4LU
Price: £1,459,950 Freehold

Situated opposite the lovely open space of Gunnersbury Park with museum, recreational and sporting facilities and Baron's Pond. With access to **Acton Town**, **South Ealing** and **Ealing Common** stations with local shopping facilities. Also with access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Good road connections include the A4/M4 and A40/M40 motorways. Local schools include Ark Acton Academy, St Benedict's, Twyford CofE High and Notting Hill & Ealing High.

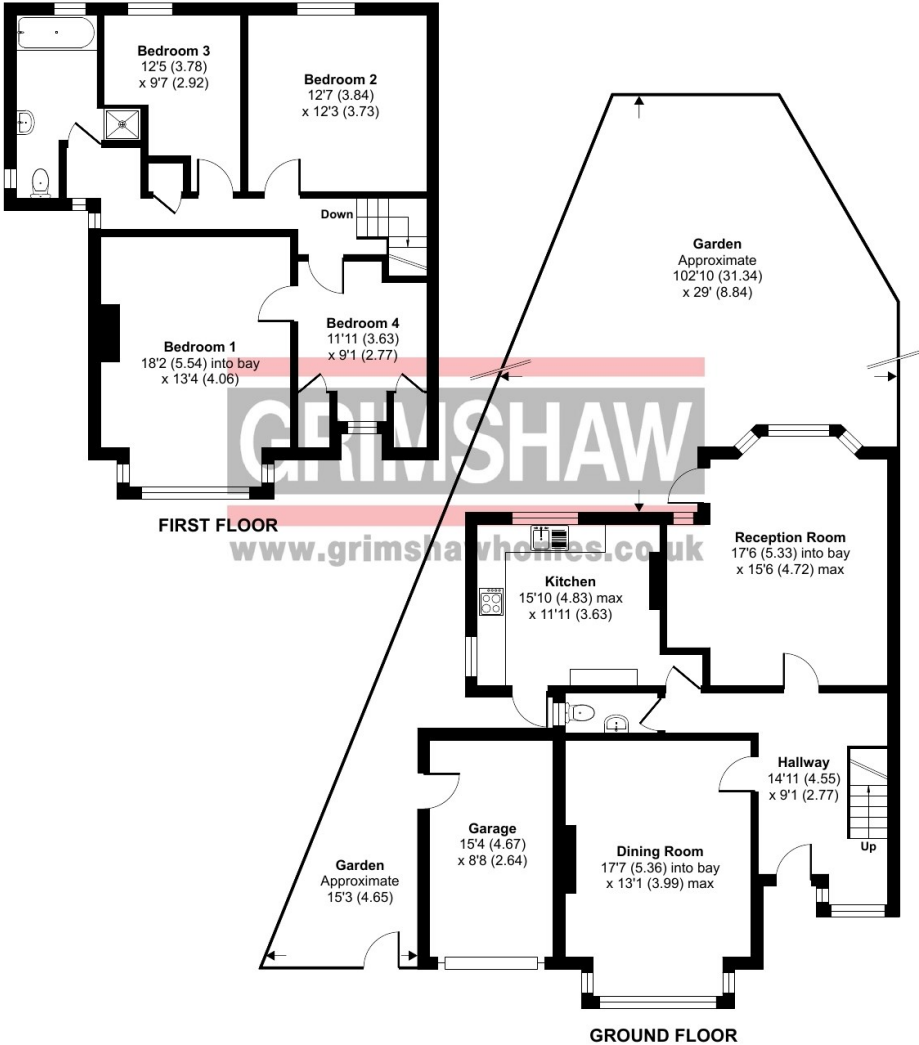
A rare opportunity to acquire an individual home, full of character and in the same family ownership since it was built (circa 1927). The property retains many of the features of the period including wood floors with the benefit of a large front garden with mature frontage boundary hedge, gated off-street multi-car parking, a garage and space at the side with potential for further extension and loft conversion (subject to the usual regulations). The property has a mature rear lawned garden of approx 102 ft.

The accommodation comprises impressive entrance hall, 2 reception rooms, kitchen, cloakroom, 4 bedrooms and a family bathroom.



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Approximate Area = 1596 sq ft / 148.3 sq m
 Garage = 132 sq ft / 12.3 sq m
 Total = 1728 sq ft / 160.5 sq m
 For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Grimshaw & Co. REF: 1003690



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.

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.

01.02.2024 Ref: 9735

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