



**Popes Lane, Ealing, London W5 4LU**  
**Price: £1,359,950 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.





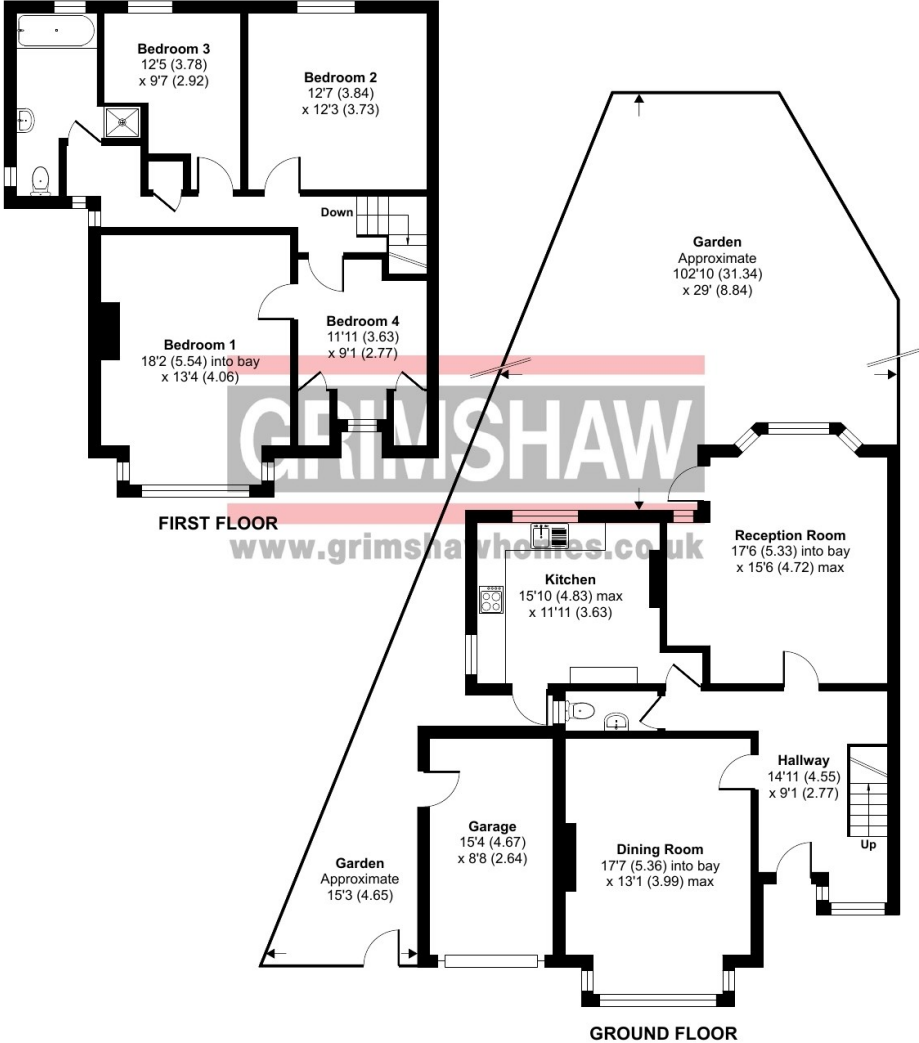
# Popes Lane, W5

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.

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