



## Regal Close, Ealing, London W5 2SB

### Price: OIEO £1,000,000 Freehold - No Chain

Situated in a favoured residential location with no through traffic and easy access to Ealing Broadway - we are pleased to offer this attractive 4-bedroom Georgian-style town house in Regal Close, arranged over three floors (approx 1570 sq ft) with south-facing rear garden.

Close to a number of good local schools including Montpelier Primary, St Benedict's, St Gregory's Primary, Ada Lovelace CofE High and Notting Hill & Ealing High.

Within walking distance to **Ealing Broadway** station with Elizabeth Line connection and town centre with shops, bars and restaurants.

On the ground floor, there is a large reception room with sliding doors to the south-facing rear garden of approx 22ft, good-sized kitchen and a cloakroom.

On the first floor, there is a second reception room which overlooks the rear garden, double bedroom with fitted wardrobes and an en suite shower room.

The second floor has 3 further bedrooms and a family bathroom.

There is off-street parking to the front.

This property is offered with no onward chain.

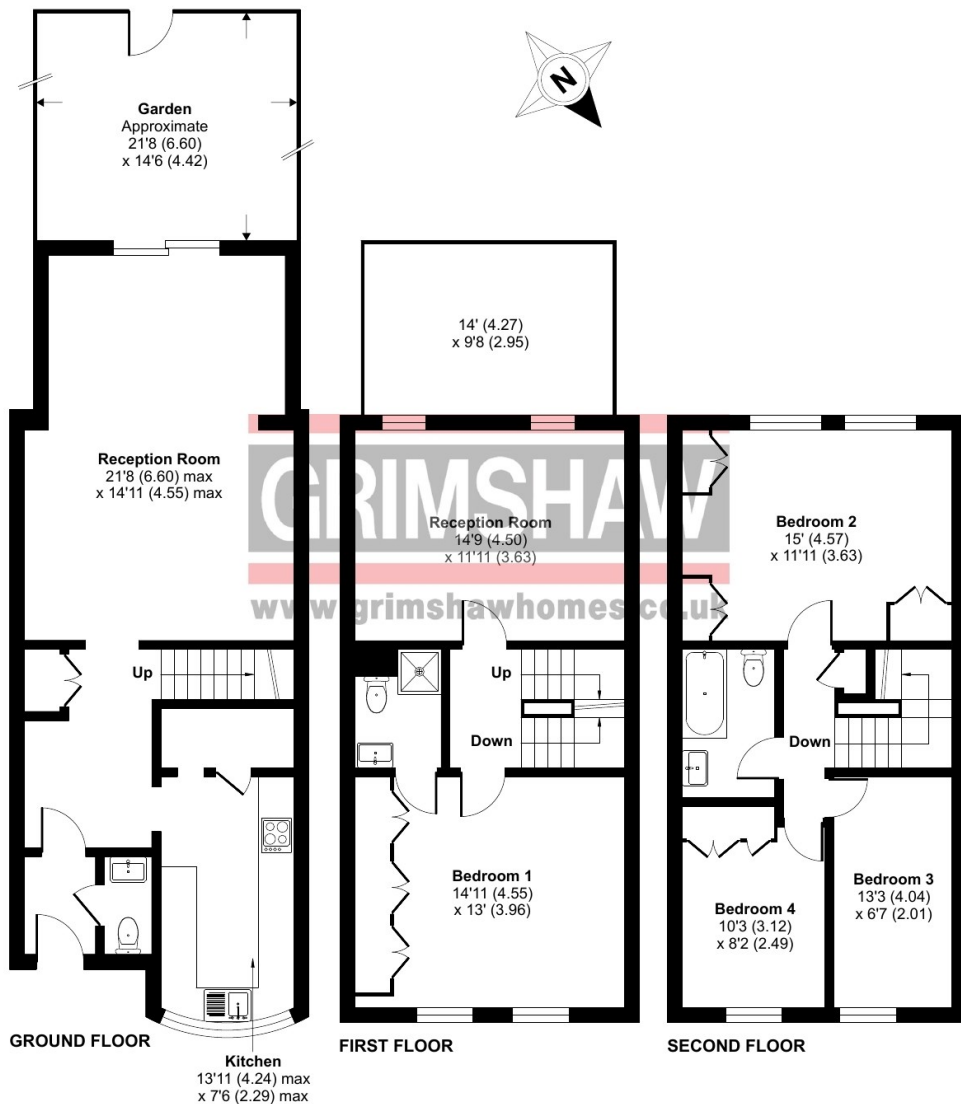




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Approximate Area = 1570 sq ft / 145.9 sq m

For identification only - Not to scale



EPC Rating = C  
Council tax band = F (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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

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