



Grimshaw & Co

The Common, Ealing, London W5 3JB
Price: £3,495,000 Freehold

With extensive and uninterrupted views across Ealing Common - a landmark 4-storey period residence with well-proportioned rooms and a wealth of period features.

With a park-like rear west-facing garden of approx 166' and multi-car forecourt for up to 7 cars and a garage. The property offers a rare opportunity for the discerning purchaser seeking a prestigious family residence with rare facilities AND POTENTIAL TO BUILD AT THE SIDE (SUBJECT TO USUAL REGULATIONS).

Well connected for transport facilities including **Ealing Common** and **Ealing Broadway** (with Elizabeth Line connection) stations nearby. Well-placed for local schools and road connections including A4, A40, A406 North Circular Road and M4 & M40 motorways. Local schools include Durston House, Christ the Saviour Primary, Harvington Prep, Ellen Wilkinson High, St Benedict's, Montpelier & St Gregory's Primaries, Notting Hill & Ealing High and Ada Lovelace CofE High.

The characterful accommodation comprises entrance hall, study, 3 reception rooms - 1 is open-plan with the kitchen, an appealing conservatory, 2 cloakrooms, 2 utility rooms, 6 bedrooms (1 with a bath), 2 bathrooms and 2 shower rooms (1 en suite).



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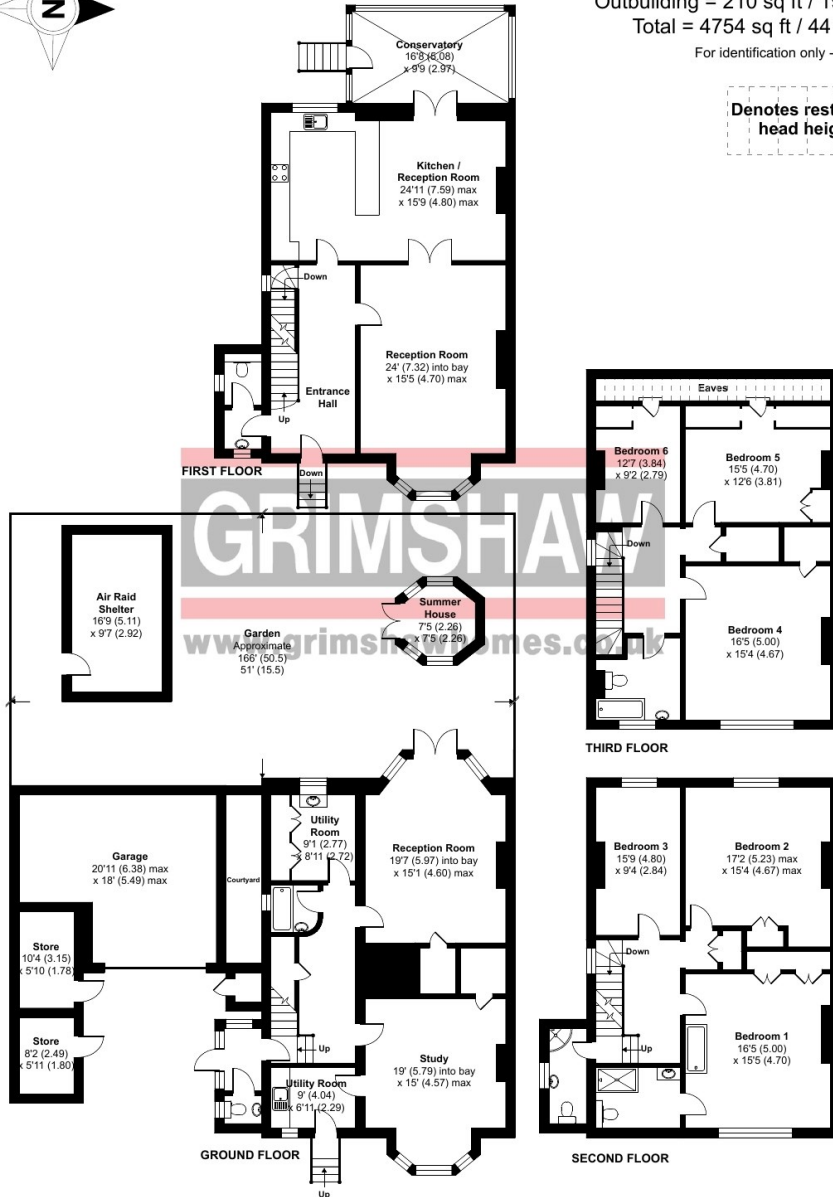
020 8992 5661
www.grimshawhomes.co.uk

The Common, London, W5

Approximate Area = 4027 sq ft / 374.1 sq m
 Limited Use Area(s) = 58 sq ft / 5.3 sq m
 Garage = 459 sq ft / 42.6 sq m
 Outbuilding = 210 sq ft / 19.5 sq m
 Total = 4754 sq ft / 441.6 sq m

For identification only - Not to scale

Denotes restricted head height



EPC Rating = E
 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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

