



The Ridings, Ealing, London W5 3BT
Price: £1,700,000 Freehold

An extended, detached 6-bedroom Haymills sun-trap residence with accommodation over three floors and enjoying an east / west aspect with fantastic views from the upper floor.

The accommodation comprises entrance hall, office, 3 reception rooms, cloakroom, kitchen, breakfast room, store area, utility room, basement store room, 6 bedrooms, 2 bathrooms (1 en suite), wet room and a conservatory with French windows to roof terrace.

There is a front garden with forecourt parking and an east/west-facing rear garden with fantastic views from the upper floor.

Total approx floor area 360.6 sq m / 3882 sq ft.

Situated in the favoured **Hanger Hill East (Haymills Estate)** a conservation area, with access to **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations and local shopping facilities, **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for a number of local schools including Montpelier & St Gregory's Primaries, St Augustine's Priory, The Japanese School, West Acton Primary, Twyford CofE High, Ada Lovelace CofE High and Ellen Wilkinson High.





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For identification only - Not to scale



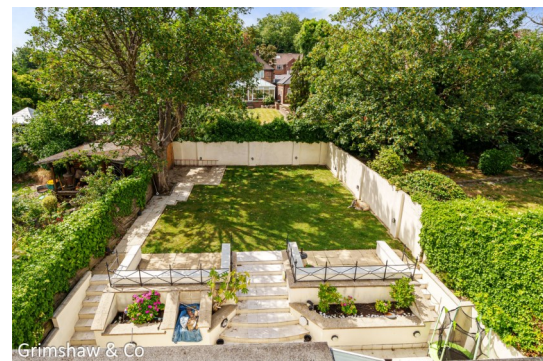
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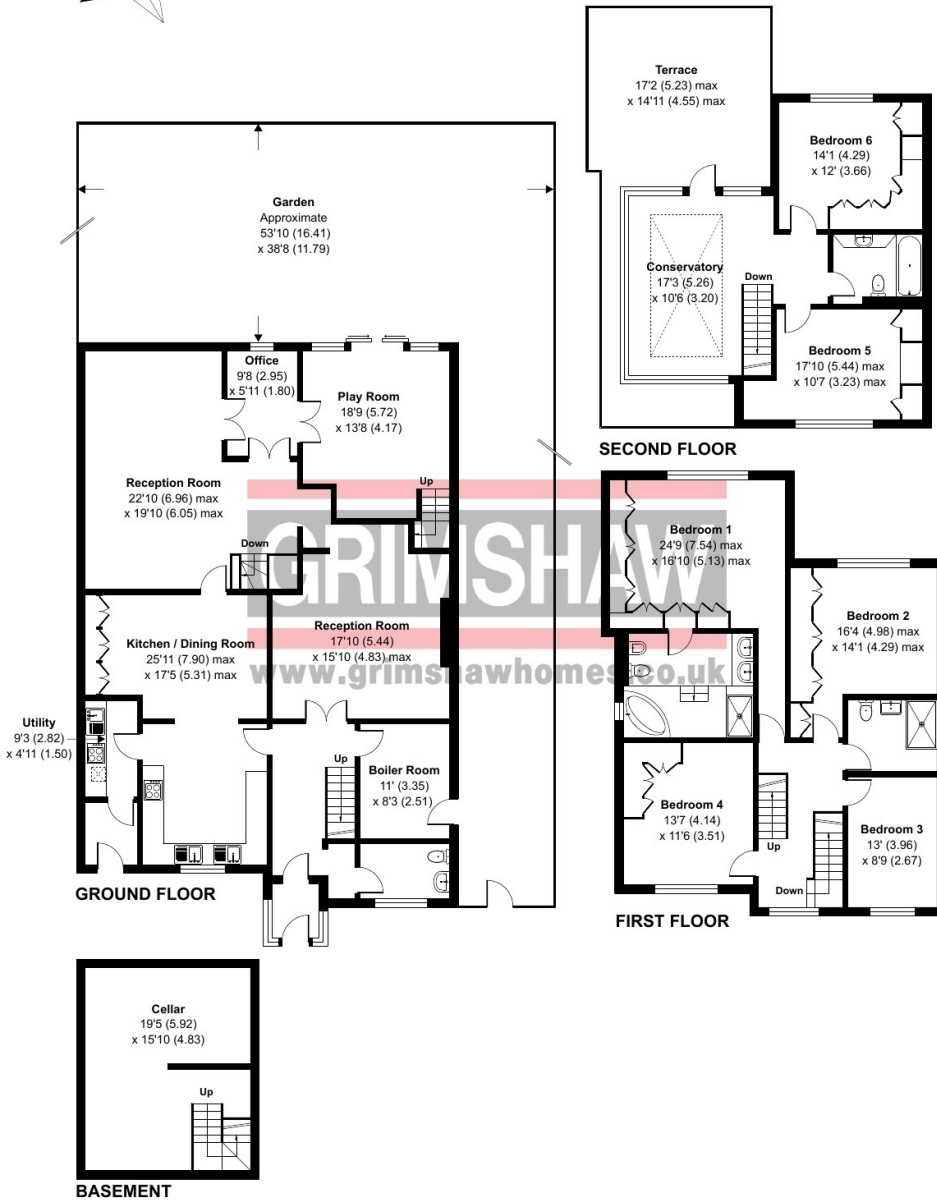
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Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Grimshaw & Co. REF: 1005892

EPC Rating = D
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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