



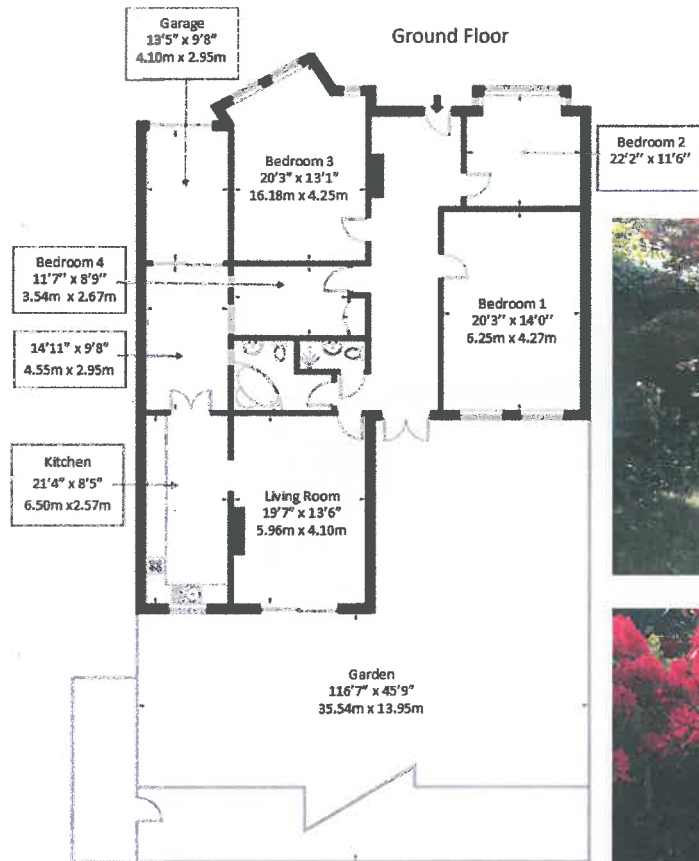
Woodville Gardens, Ealing, London W5 2LL
Price: £2,850,000 Freehold

Situated in a premier location, near to Ealing Cricket Ground and within 10 minute's walk of Haven Green, **Ealing Broadway** station with forthcoming Crossrail Link connection & town centre. Road connections for A4, M4 & M40 motorways. Local schools include Durston House, Harvington Prep, St Benedict's, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CoE High, St Gregory's Primary and Notting Hill & Ealing High.

A substantial detached double-fronted Victorian period property currently adapted as 4 units and currently suited to restoration into a single prestigious period home or for further conversion to potentially 9 flats (subject to usual regulations).

- Impressive entrance hall
- Large rear garden of approx 116'
- Off-street parking
- Over 4,500 sq ft

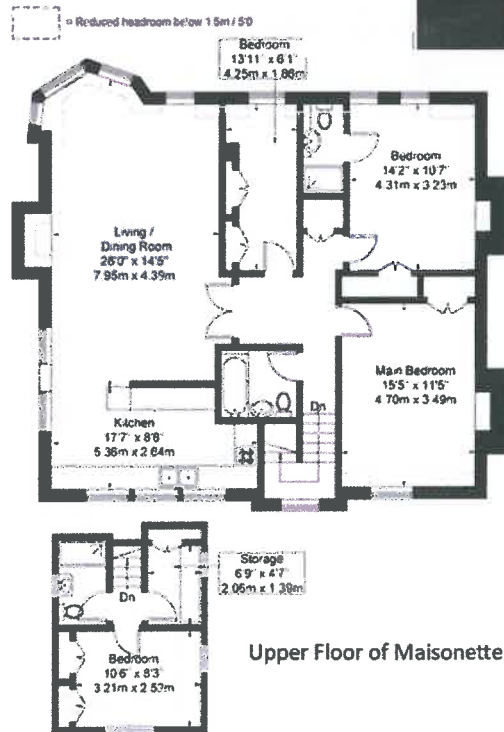
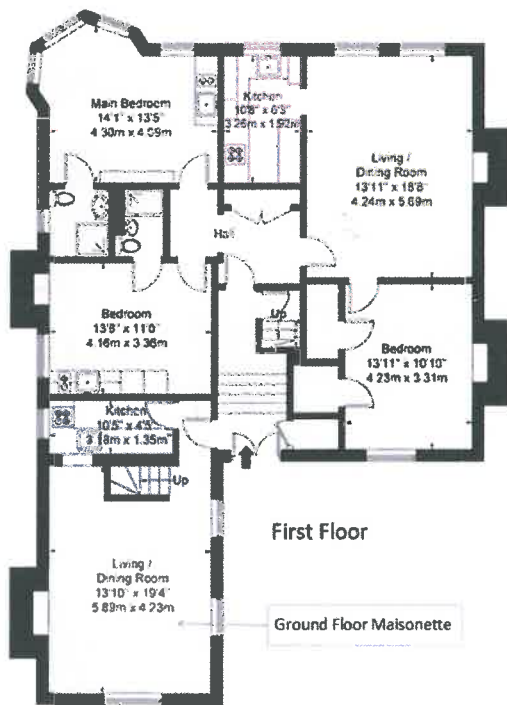




EPC Ratings = C or D
Council tax bands = D or F
(subject to confirmation)

Total Approx. Floor Area
438 sq m / 4719 sq ft

Measurements are approximate.



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.

10.05.2022^{*} Ref: 9528

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

