



## **Neville Road, Ealing, London W5 1NN** **Price Offers in Excess of £725,000 Freehold - No Chain**

Situated in a popular residential road, on the **Brentham Garden Estate**, near to the Brentham Club playing fields and cricket ground. A short stroll to **Pitshanger Lane**, an award-winning high street with shops, bars and restaurants. The lovely open space of Pitshanger park is nearby.

With buses to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, restaurants and bars. Local schools include North Ealing Primary, St Benedict's, Drayton Manor High, Montpelier Primary, Ellen Wilkinson High, St Augustine's Priory, Brentside High and Notting Hill & Ealing High. Road connections for A40 and M4 / M40 motorways.

**A 2-bedroom Brentham house needing updating arranged over two floors with rear lawn garden of approx 66ft, garage at the side and lovely rear views over playing fields.**

The property has potential for a side and rear extension (subject to usual regulations)

The accommodation comprises hall, reception room, fitted kitchen, 2 bedrooms and a bathroom.



# Neville Road, EALING, London, W5

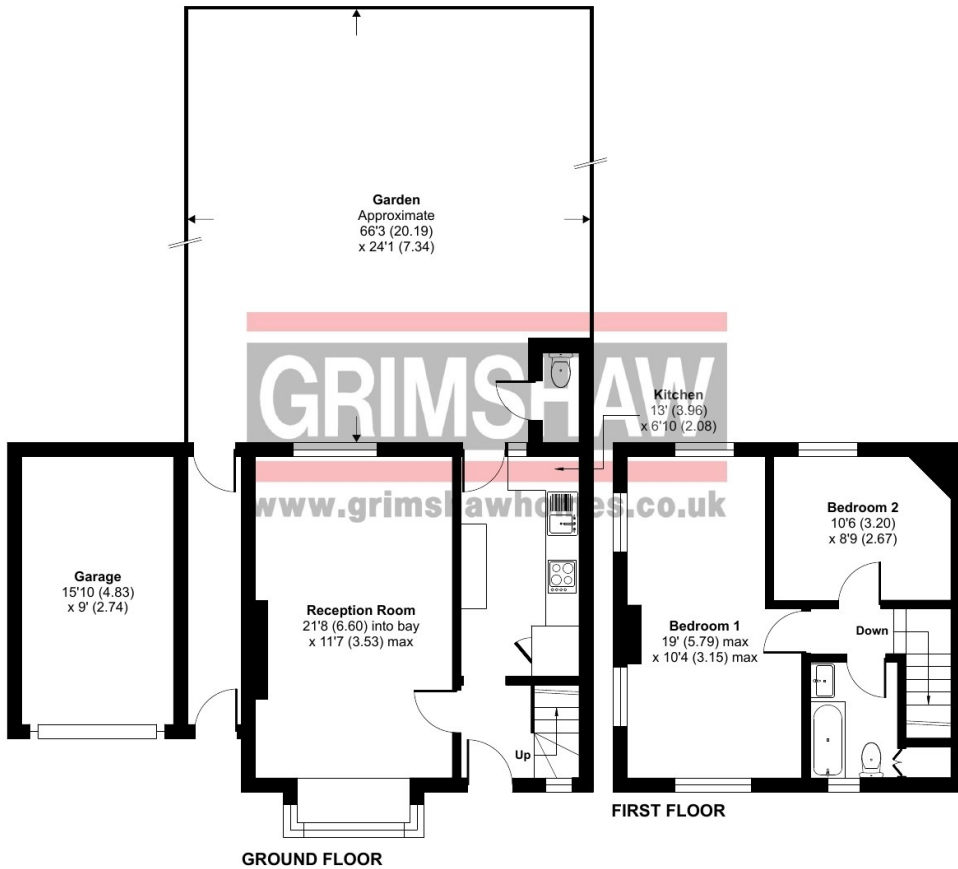
Approximate Area = 746 sq ft / 69.3 sq m

Garage = 143 sq ft / 13.2 sq m

Outbuilding = 12 sq ft / 1.1 sq m

Total = 901 sq ft / 83.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Grimshaw & Co. REF: 1068128

EPC Rating = D  
Council tax band = E (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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