



Priory Gardens, Ealing, London W5 1DY Price £635,000 Freehold - No Chain

Very conveniently located for local shopping facilities, bars and restaurants. Just a few minutes' walk to **Hanger Lane** station and access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for A4 towards Central London and M4 & M40 motorways. Well-placed for local schools including Montpelier Primary, St Augustine's Priory, West Twyford Primary, Ada Lovelace CofE High, Vicar's Green Primary, Twyford CofE High and Ellen Wilkinson High.

A 3-bedroom end-of-terrace house arranged over two floors and needing updating. Large rear garden of approx 132ft with front and rear access, forecourt parking for 2 cars. With potential to extend / develop (subject to usual regulations).

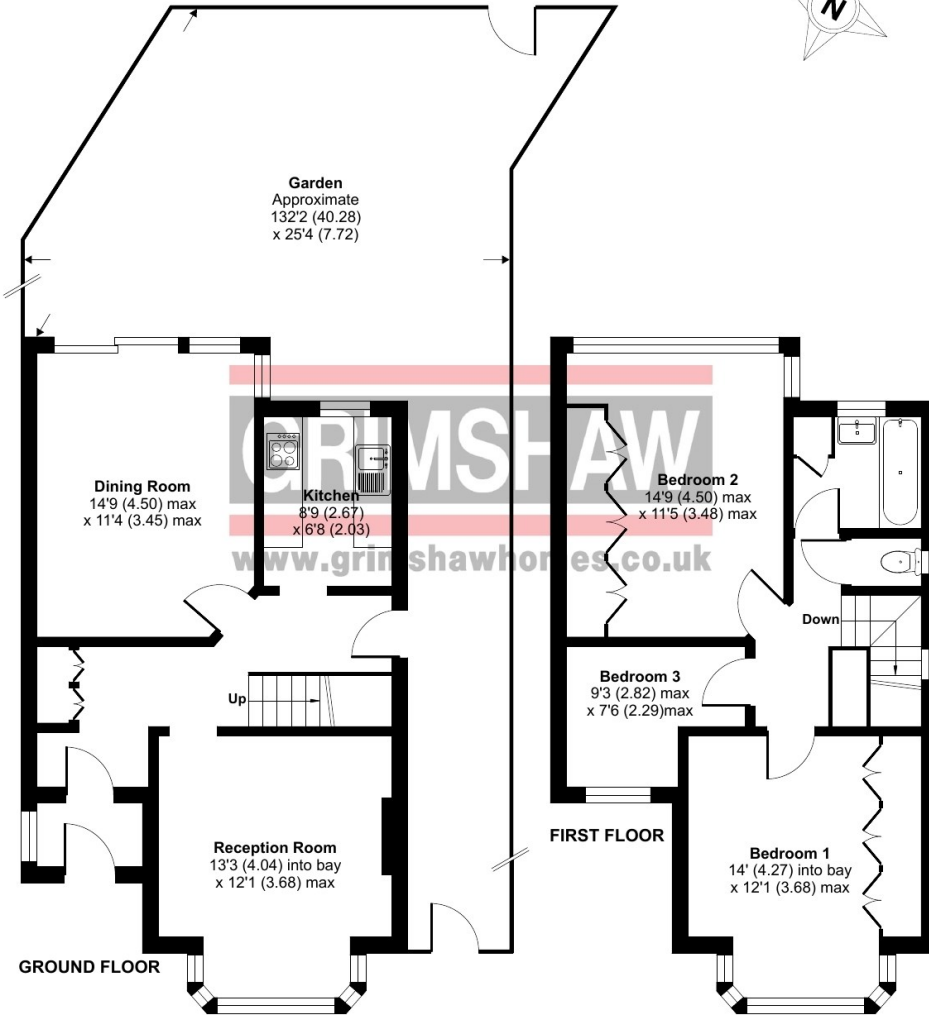
The accommodation comprises entrance hall, front reception room, kitchen, rear reception room with sliding doors to rear garden, 3 bedrooms and a family bathroom with separate WC.



Priory Gardens, London, W5

Approximate Area = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



EPC Rating = D
Council tax band = D (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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