



**The Ridings, Ealing, London W5 3DP  
Price £1,399,995 Freehold - No Chain**

Situated in a favourable location, in a commanding position, at the crest of The Ridings with sweeping views to the east and west. The property is well located for access to local transport (Piccadilly and Central Line stations towards Central London). Road connections nearby for A406 / North Circular Road, A4 and M4 / M40 motorways. Well-placed for local schools including Montpelier Primary, St Benedict's, St Augustine's Priory, Ada Lovelace CofE High, Holy Family Catholic Primary, The Japanese School and Ellen Wilkinson High.

**A 4-5 bedroom detached property on two floors currently used as HMO (multiple occupancy) with a west-facing rear garden of approx 74' and forecourt parking. There is potential for extension (subject to usual regulations).**

The ground-floor accommodation comprises hall, 2 reception rooms, kitchen, lean-to (with access to the front and rear garden), cloakroom and a bedroom with an en suite shower room. On the first floor are 4 further bedrooms, bathroom and an en suite shower room.

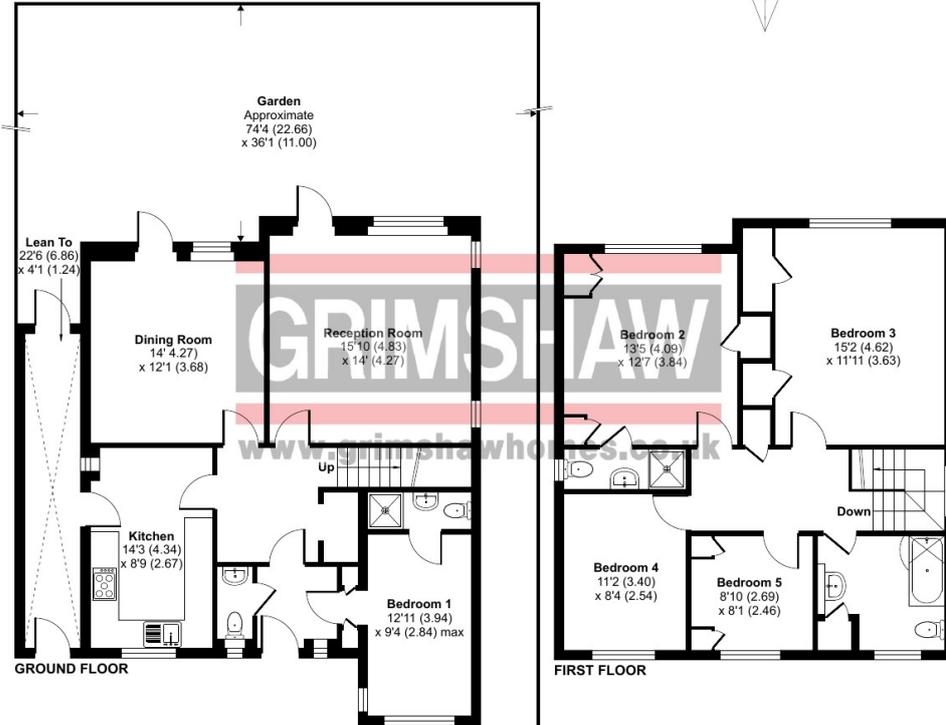
There is a lawn rear garden of approx 74' with paved patio and forecourt parking for 3 cars.



# The Ridings, London, W5

Approximate Area = 1618 sq ft / 150.3 sq m (excludes lean to)

For identification only - Not to scale



EPC Rating = C  
Council tax band = G (subject to confirmation)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grimshaw & Co. REF: 1070166

## 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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