



**Birkdale Road, Ealing, London W5 1JZ**  
**Rental £4,750 per calendar month furnished / unfurnished**

**A spacious detached 5-bedroom property arranged over two floors with an east/west aspect and with a separate 1-bedroom annexe. Lovely west-facing rear garden of approx 90' and multi-car forecourt parking.**

The property comprises entrance hall, front L-shaped reception room, rear reception room / kitchen, cloakroom, ground-floor bedroom 4, 4 further bedrooms, shower room, separate WC, en suite bathroom and an en suite dressing room.

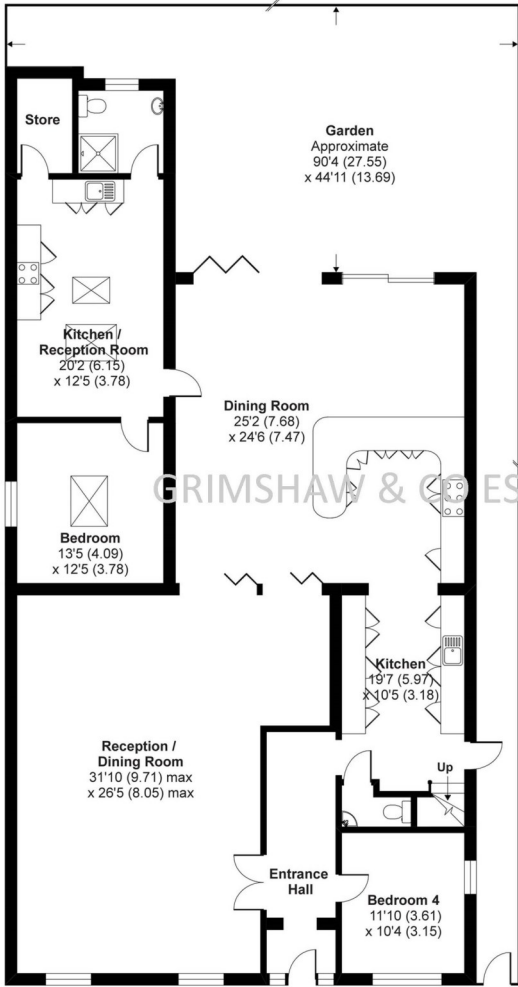
The annexe has a reception room / kitchen, bedroom, shower room and a store room.

Situated in a sought-after location on the brow of Hanger Hill, nearby to the lovely open space of Hanger Hill park. Well-placed for local schools including St Benedict's, Montpelier & St Gregory's Primaries, St Augustine's Priory and Notting Hill & Ealing High. With access to **Hanger Lane & Park Royal** stations, the award-winning **Pitshanger Lane** for shopping facilities and buses to **Ealing Broadway** station with Elizabeth Line connection & town centre. Also with access to A4 and the M4 & M40 motorways.

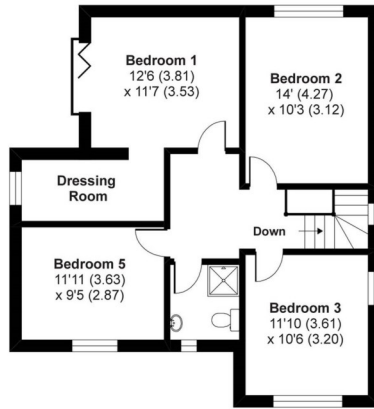


# Birkdale Road, London, W5

APPROX. GROSS INTERNAL FLOOR AREA 3162 SQ FT 293.7 SQ METRES (INCLUDES ANNEXE)



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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(Photographs taken previously)  
 EPC Rating = D  
 Council tax band = G (subject to confirmation)



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## 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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