



**Ashbourne Road, Ealing, London W5 3ED**  
**Price: £2,650,000 Freehold**

**A beautifully-presented 5-bedroom linked detached residence on two floors with a lovely west-facing rear garden of approx 58ft and extended open-plan living area.**

The property comprises an entrance hall, 3 reception rooms, study, kitchen, breakfast room, 5 bedrooms, family bathroom and 2 shower rooms.

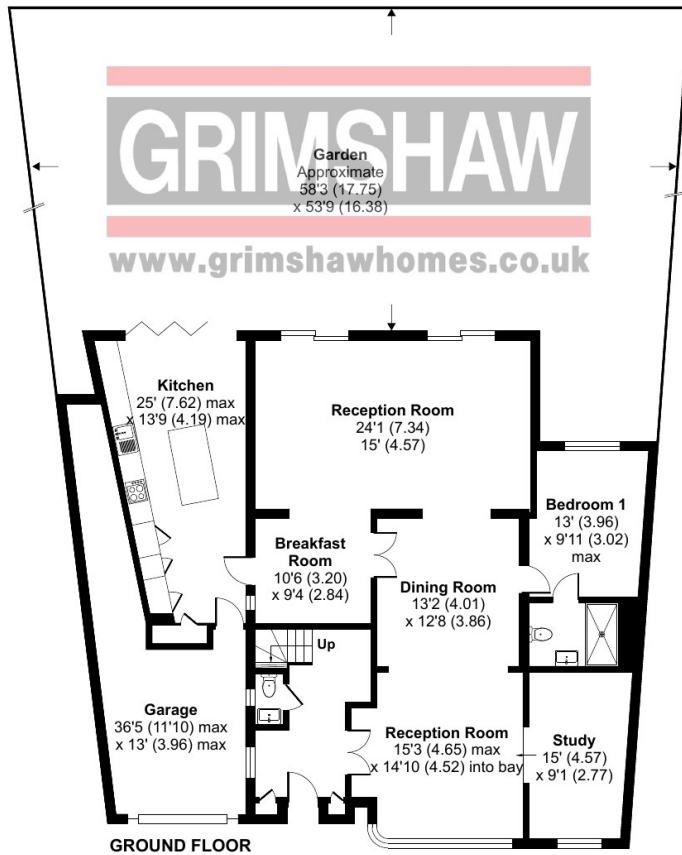
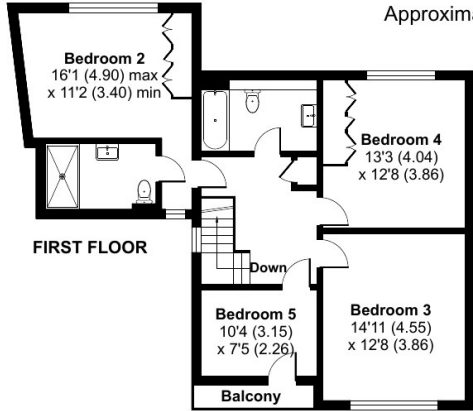
There is a garage to the side with off-street parking and a lawn front garden.

Situated in a good location, in the **Hanger Hill East (Haymills Estate)** a conservation area. With access to **Park Royal** and **Hanger Lane** stations with shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for the A4 and the M4 & M40 motorways. Well-placed for local schools including Montpelier Primary, West Acton Primary, Ellen Wilkinson High, Holy Family Catholic Primary, Twyford CofE High, St Augustine's Priory and Ada Lovelace CofE High.



# Ashbourne Road, London, W5

Approximate Area = 2579 sq ft / 239.5 sq m  
 Garage = 275 sq ft / 25.5 sq m  
 Total = 2854 sq ft / 265.1 sq m  
 For identification only - Not to scale



EPC Rating = D  
 Council tax band = G (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.

17.04.2024 Ref: 9824

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

