



Birkdale Road, Ealing, London W5 1JZ

Price £3,595,000 Freehold - No Chain

A spectacular refurbished and extended detached 5-bedroom, 4-bathroom residence, on the brow of Hanger Hill, with a fantastic, exceptionally large west-facing garden.

The impressive hallway, with wood herringbone floors, leads to the 41ft reception room which connects to an enviable 39ft x 35ft stylish kitchen / dining room with integral appliances. Both reception rooms have tiled floors with underfloor heating, direct access and uninterrupted views to the garden with bi-folding doors. The skylights bring in a plethora of light to the living space, making a light family home. With utility room and cloakroom (WC).

On the first floor, there are 4 bedrooms and 3 bathrooms. Bedroom 5 is located on the 2nd floor, with an en suite bath / shower room.

Outside the beautiful west-facing garden (approx 262ft) with mature trees / borders and terrace for entertaining.

The property has forecourt parking for multiple cars and an integral garage.

We would recommend early viewing of this property.

Situated in a sought-after location, nearby to the lovely open space of Hanger Hill park. Well-placed for local schools including St Benedict's, Montpelier & St Gregory's Primaries, Ada Lovelace CoE High, St Augustine's Priory and Notting Hill & Ealing High. Access to **Hanger Lane** & **Park Royal** stations, the award-winning **Pitshanger Lane** for local shopping facilities and approx 0.8 miles from **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for A4 and the M4 & M40 motorways.



Birkdale Road, London, W5

Approximate Area = 3804 sq ft / 353.3 sq m

Limited Use Area(s) = 406 sq ft / 37.7 sq m

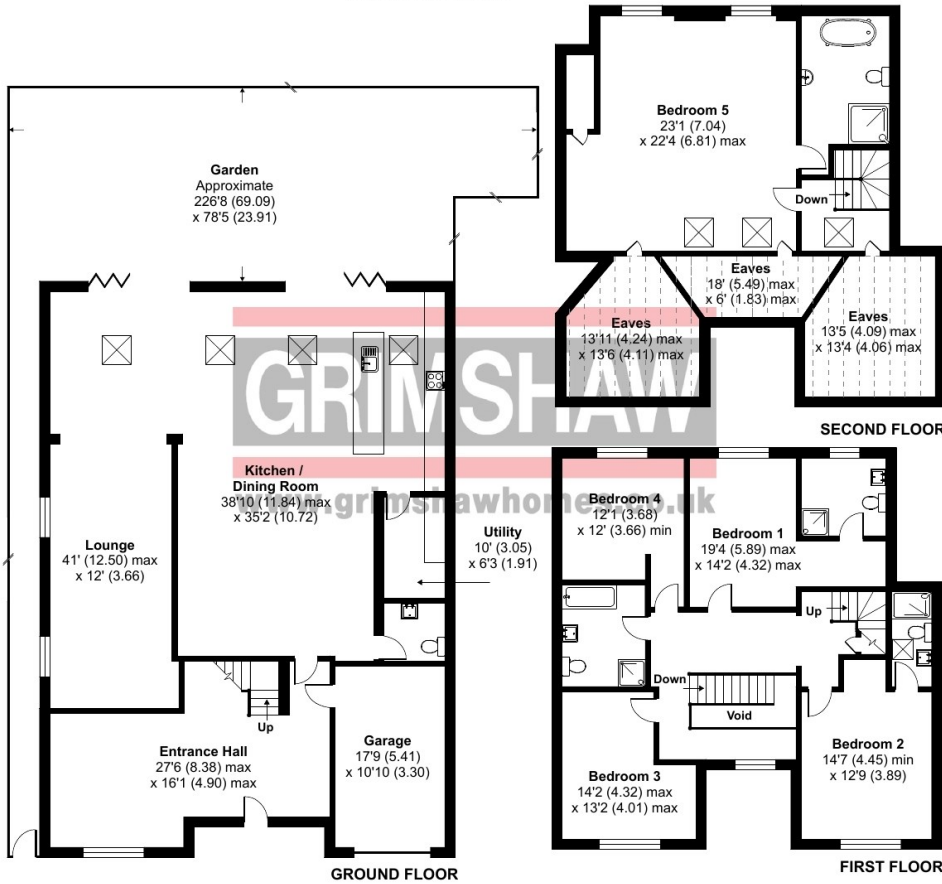
Garage = 193 sq ft / 17.9 sq m

Total = 4403 sq ft / 409 sq m

For identification only - Not to scale



Denotes restricted head height



EPC Rating = C

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.

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

