



Brunswick Road, Ealing, London W5 1AF
Price £1,375,000 Freehold - No Chain

An extended 6-bedroom double-fronted end-of-terrace residence arranged over three floors with a large south-facing rear garden of approx 61ft, side access and gated hardstanding off-street parking at the rear for 3 cars. With potential for further extension (subject to the usual regulations).

The property comprises entrance hall, large study, double reception room, kitchen / breakfast room, utility room, cloakroom, 6 bedrooms, family bathroom and a shower room.

The property is offered with a new boiler, new roof, solar panels, new UPVC double-glazed windows and doors.

Situated on the favoured and much sought-after **Greystoke Park Estate**, near to the beautiful open space of Hanger Hill park and well-placed for several local schools including Montpelier Primary. Short walk to the award winning **Pitshanger Lane Village** with local shops, restaurants and bars and **Hanger Lane** station. Good transport links include nearby buses towards **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for A40, A406 and M4 / M40 motorways. Other local schools include St Benedict's, St Gregory's Primary, Ada Lovelace CofE High, St Augustine's Priory and Notting Hill & Ealing High.



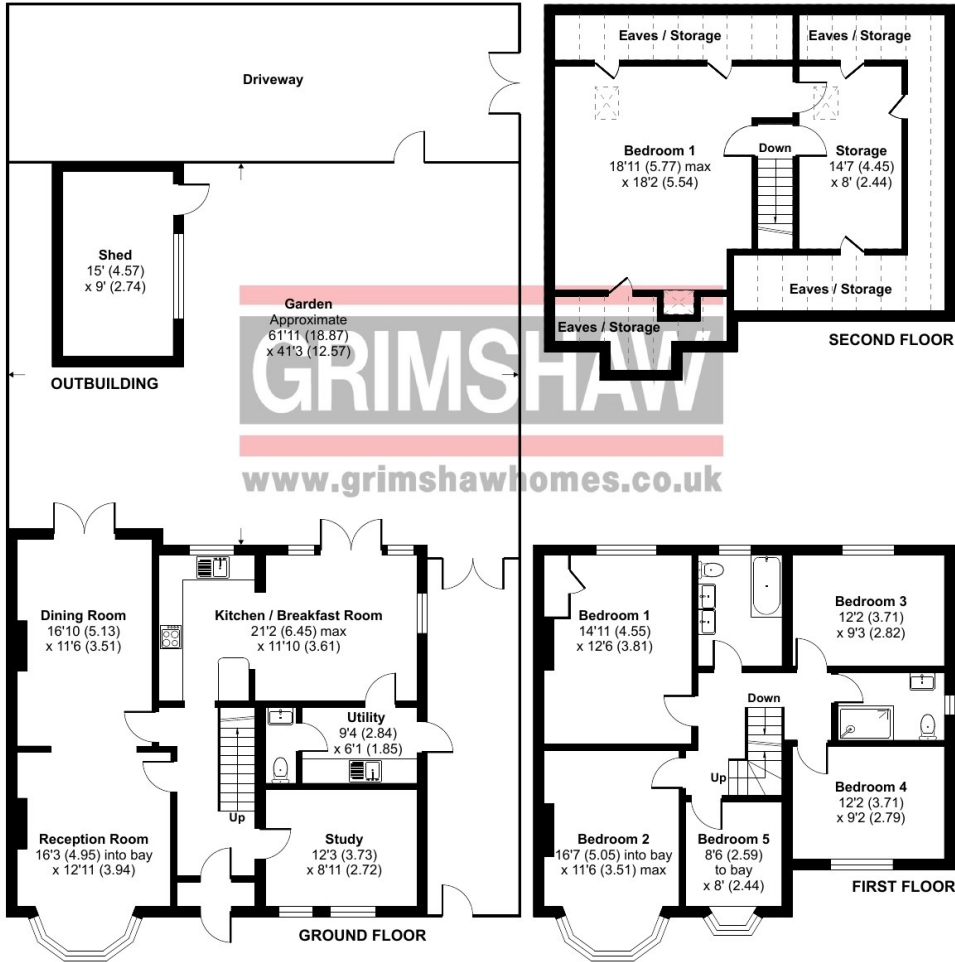
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Approximate Area = 2336 sq ft / 217 sq m
 Limited Use Area(s) = 338 sq ft / 31.4 sq m
 Outbuilding = 135 sq ft / 12.5 sq m
 Total = 2809 sq ft / 260.9 sq m

For identification only - Not to scale



Denotes restricted head height



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.

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

