



Mulgrave Road, Ealing, London W5 1LF Price £935,000 Freehold - No Chain

A 3-bedroom end-of-terrace house on two floors with some period features including fireplace surround, wood floor and picture rail. With a large rear lawn garden of approx 91ft. There is potential to extend at the rear and convert the loft (subject to usual regulations).

The property comprises entrance hall, 2 reception rooms, fitted kitchen, 3 bedrooms and a bathroom with a separate WC.

Outside there is a rear lawn garden of approx 91ft with paved terrace and a front garden.

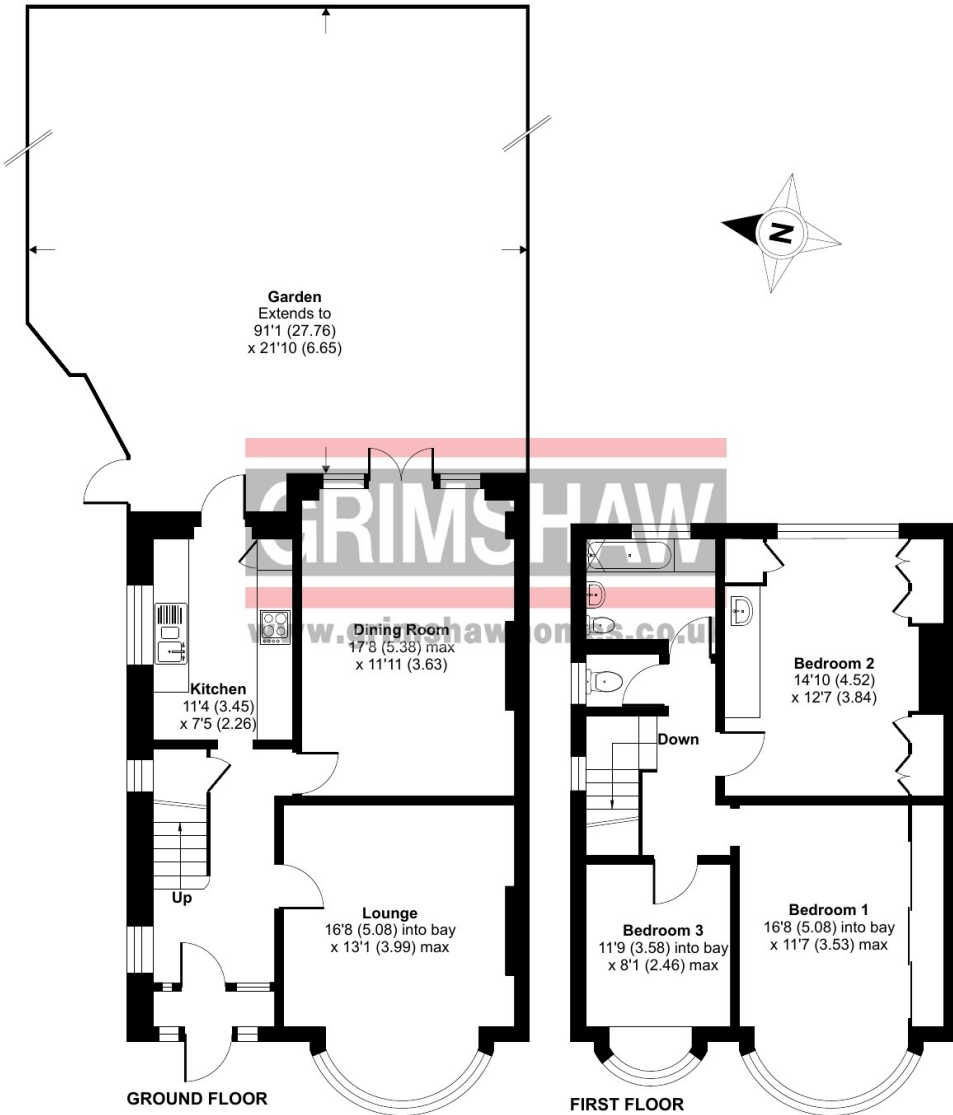
Situated on the favoured **Greystoke Park Estate**, in the **Brunswick** conservation area, just a few minutes' walk to **Hanger Lane** station with local shopping facilities and also well-placed for **Park Royal** station also with local shopping facilities. Several bus routes are nearby including for **Ealing Broadway** station with Elizabeth Line connection & town centre. The beautiful open space of Hanger Hill park is nearby. Also with access to the M4 & M40 motorways. Well-paced for a number of local schools including St Benedict's, St Augustine's Priory, Montpelier Primary, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Notting Hill & Ealing High and Twyford CofE High.



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Approximate Area = 1207 sq ft / 112.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Grimshaw & Co. REF: 1104726

EPC Rating = E
Council tax band = F (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.

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26.03.2024 Ref: 9835

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