



## Winscombe Crescent, Ealing, London W5 1AZ Price £1,075,000 Freehold - No Chain

A well-presented 4-bedroom semi-detached residence on three floors with high ceilings, period features and west-facing rear lawn garden of approx 45ft.

The property comprises entrance hall, 2 communicating reception rooms with fireplace surrounds and picture rails, fitted kitchen, cloakroom, 4 bedrooms and a family bathroom.

Situated in a premier position on the sought-after **Brentham Garden Estate**, a conservation area of architectural interest. Within easy walking distance of Pitshanger Lane Village for local shopping facilities, bars and restaurants as well as the lovely open space of Pitshanger Park. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools including North Ealing Primary, St Benedict's, Montpelier Primary, Ada Lovelace CofE High, St Gregory's Primary and Notting Hill & Ealing High.







Total Approx. Floor Area 123.2 sq m / 1326.3 sq ft  
Measurements are approximate. Not to scale. Illustrative purposes only.

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.

07.03.2024 Ref: 9825

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