



Brunswick Gardens, Ealing, London W5 1AP **Guide Price £1,235,000 Freehold**

A well-presented 4-bedroom semi-detached property on three floors with ground-floor extension and a detached studio.

The property comprises hall with underfloor heating, 2 reception rooms (1 extended and open-plan with fitted kitchen), ground-floor shower room, 4 bedrooms, family bathroom and a shower room.

Outside there is a detached studio at the rear with underfloor heating (previously a garage) with a shower room, front garden and rear lawn garden of approx 56ft.

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 = 1617 sq ft / 150.2 sq m
 Limited Use Area(s) = 102 sq ft / 9.4 sq m
 Garage = 211 sq ft / 19.6 sq m
 Total = 1930 sq ft / 179.2 sq m
 For identification only - Not to scale



EPC Rating = D
 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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