



## **Gatcombe Mews, Ealing, London W5 3HF** **Price £1,175,000 Freehold - No Chain**

**A 3-4 bedroom terraced property arranged over three floors with south-facing rear garden, integral garage and off-street parking at the front. With potential for an extension (subject to usual regulations).**

The ground-floor accommodation comprises entrance hall, bedroom with kitchenette off and a shower room. Up to the first floor with a L-shaped reception room and a kitchen / breakfast room. On the second floor there are 3 bedrooms, bathroom and an en suite shower room.

Outside is a south-facing rear lawn garden of approx 40ft with paved patio, integral garage and off-street parking.

Situated in a desirable gated development, within walking distance to **Ealing Common** station with local shopping facilities, bars & restaurants and the lovely wide open space of Ealing Common. Also within easy reach of **Ealing Broadway** station with Elizabeth Line connection & town centre and with easy access to the A406, M4 & M40 motorways. Well-placed for local schools including West Acton Primary, Holy Family Catholic Primary, St Augustine's Priory, Montpelier Primary, St Benedict's, Ada Lovelace CofE High, Christ the Saviour Primary, Ellen Wilkinson High and Notting Hill & Ealing High.



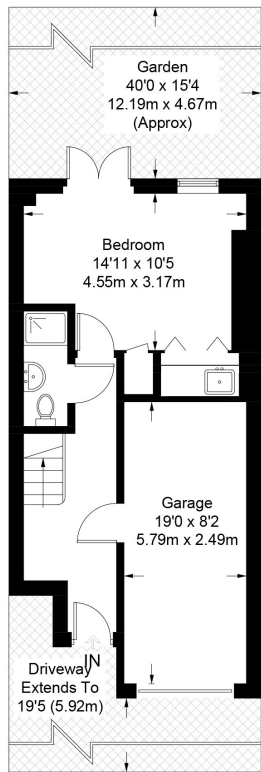


## Gatcombe Mews

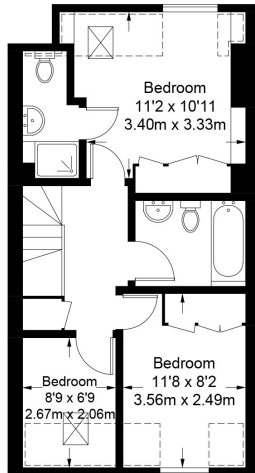
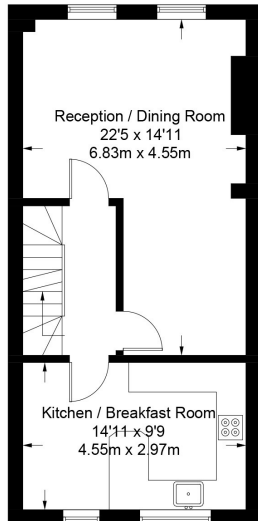
Approximate Gross Internal Area = 1339 sq ft / 124.3 sq m  
(Including Garage / Excluding Reduced Headroom)

Reduced Headroom = 60 sq ft / 5.6 sq m

Area = 1399 sq ft / 129.9 sq m



= Reduced headroom below 1.5m / 5'0"



Ground Floor = 460 sq ft / 42.7 sq m

First Floor = 490 sq ft / 45.5 sq m

Second Floor = 449 sq ft / 41.7 sq m  
(Including Reduced Headroom)

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

(floor plan and photographs supplied by the vendor)  
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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