



Brunswick Road, Ealing, London W5 1AJ
Price £999,000 Freehold

A beautifully-appointed 3-bedroom semi-detached house on two floors with ground-floor extension and large rear lawn garden of approx 123ft with detached rear garden office.

The property comprises entrance hall, double open-plan reception room with double doors at the rear of reception room extension which is open-plan with the fitted L-shaped kitchen, WC with wash hand basin, 3 bedrooms and family shower room.

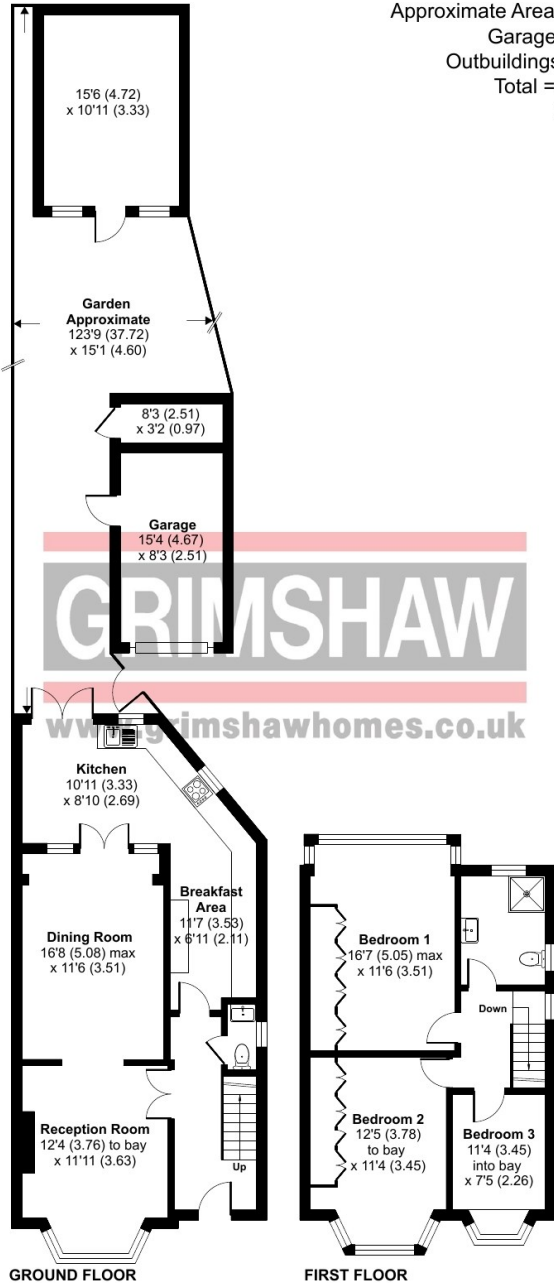
Outside is a large rear lawn garden with terraced and detached garden office. At the front off-street parking and shared drive leads to the garage.

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 M1, 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 = 1303 sq ft / 121 sq m
 Garage = 128 sq ft / 11.8 sq m
 Outbuildings = 197 sq ft / 18.3 sq m
 Total = 1628 sq ft / 151.1 sq m
 For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grimshaw & Co. REF: 1145106



EPC Rating = D

Council tax band = F (£2,814.27 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Garage at the rear with shared drive and off-street parking at the front

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

Surface water: 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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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