



Boileau Road, Ealing, London W5 3AH

Price £1,250,000 Freehold - No Chain

A beautifully-presented 4-bedroom semi-detached residence arranged over two floors with period features including mosaic tiled hall, ceiling rose and fireplace surrounds. There is a front garden and a lovely south-facing rear lawn garden of approx 87ft.

The property comprises an entrance hall, 3 good sized reception rooms, fitted kitchen, conservatory, ground-floor WC, 4 bedrooms and a family bathroom.

Outside is a front garden and a lovely south-facing rear lawn garden of approx 87ft with paved terrace.

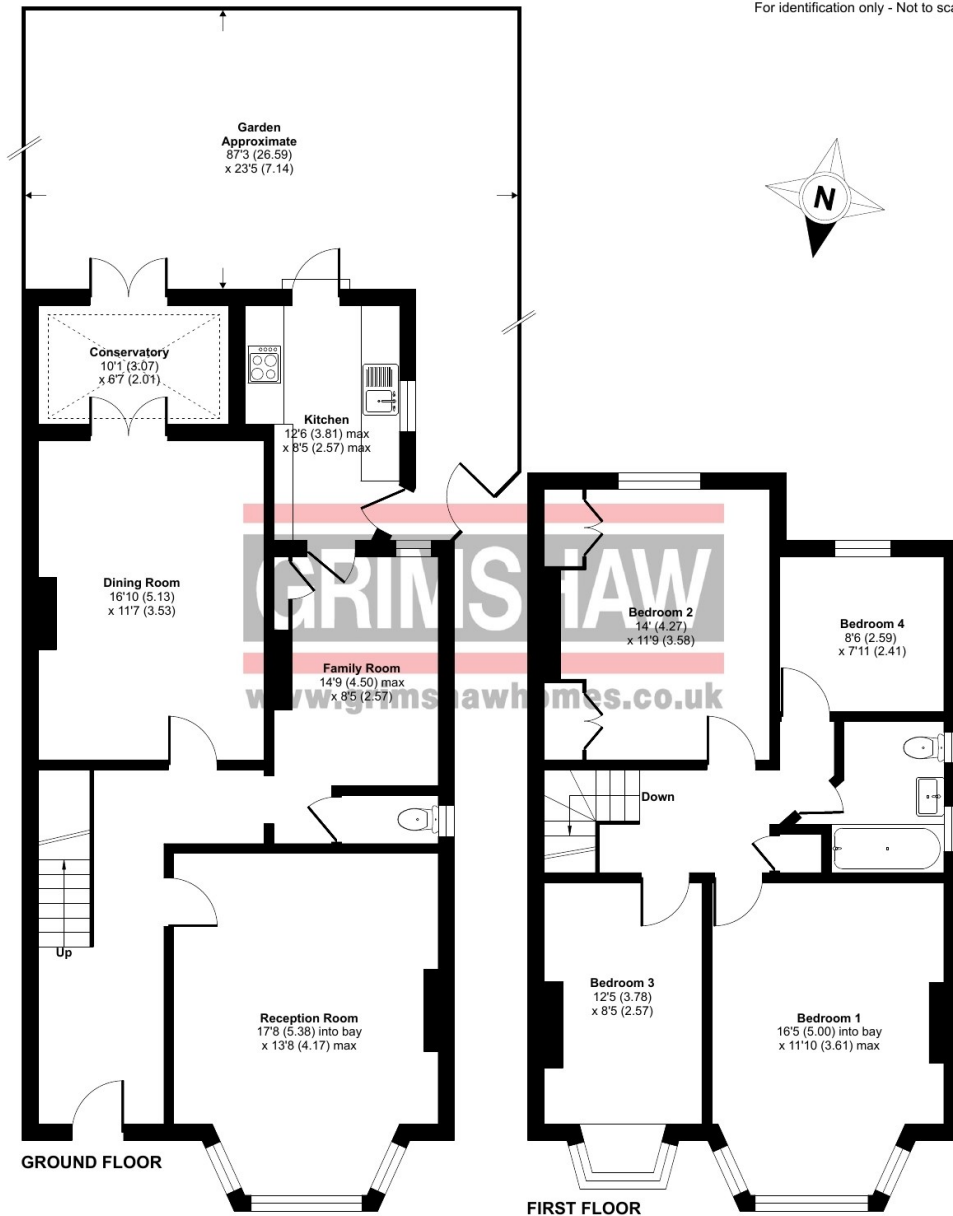
Situated in a popular road, within walking distance of **North Ealing** (Piccadilly Line) and **West Acton** (Central Line) stations with local shops and with access to **Ealing Broadway** station (Elizabeth Line, Central and District lines) & town centre with numerous shopping facilities, bars and restaurants. Road connections for the A4 and M4 & M40 motorways. Well-placed for local schools including Holy Family Catholic School, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary, St Benedict's, Ada Lovelace and Notting Hill & Ealing High.



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Approximate Area = 1561 sq ft / 145 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). © nchecom 2024. Produced for Grimshaw & Co. REF: 1176870

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.

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