



Brunswick Road, Ealing, London W5 1AE
Price £899,950 Freehold - No Chain

A 1930s 4-bedroom semi-detached residence with some period features arranged over three floors with a lovely south-facing rear lawn garden of approx 77ft, front garden and a garage with shared drive. The property would benefit from some updating with potential to extend further (subject to usual regulations).

The property comprises entrance hall, double reception room with double doors to the veranda, fitted kitchen, 4 bedrooms and a bathroom with separate WC.

Outside is a south-facing rear lawn garden of approx 77ft with terrace and a shared drive at the side leads to the garage.

Situated on the favoured **Greystoke Park Estate**, a 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.



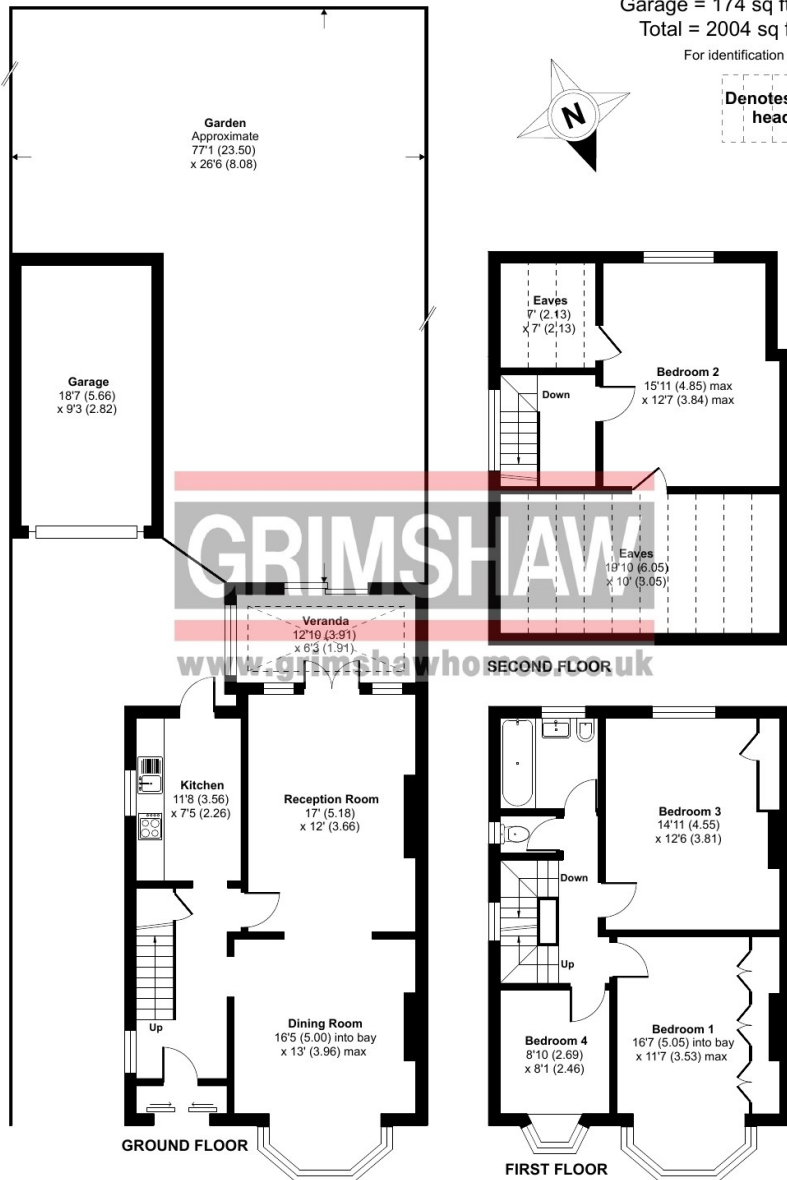
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Approximate Area = 1561 sq ft / 145 sq m
 Limited Use Area(s) = 269 sq ft / 24.9 sq m
 Garage = 174 sq ft / 16.1 sq m
 Total = 2004 sq ft / 186 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grimshaw & Co. REF: 1173870

EPC Rating = E
 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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19.08.2024 Ref: 9887

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

