



**Brentham Way, Ealing, London W5 1BJ**  
**Price: £1,475,000 Freehold - No Chain**

**A detached, Brentham property (circa 1926) with plenty of Brentham style, situated in a corner plot, at the top of Brentham Way. The property has both a garage and off-street parking and offers the opportunity to refurbish to your own taste.**

Feature entrance - the ground floor has a double aspect reception room and a second reception, both with parquet flooring. Off the hallway, is the cloakroom (WC and wash hand basin). The fitted kitchen, with Aga-style range cooker, with door leading out on to the garden.

The first floor, off the balustrade landing, are three bedrooms (two with double aspect) and the bathroom.

Outside is the garage, off-street parking and gardens all around the house.

Situated on the favoured **Brentham Garden Estate** - a conservation area of architectural interest. Within walking distance to a number of local schools including Montpelier and St Gregory's Primaries, St Augustine's Priory, St Benedict's and Notting Hill & Ealing High. Buses on hand for **Ealing Broadway** station with Elizabeth Line connection & town centre. **Pitshanger Lane Village** for local shops and restaurants is nearby.





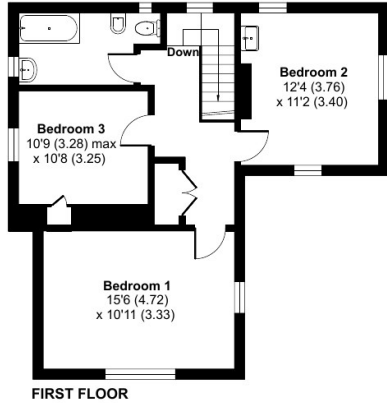
# Brentham Way, London, W5

Approximate Area = 1272 sq ft / 118.1 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1416 sq ft / 131.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Grimshaw & Co. REF: 1204798

EPC Rating = F

Council tax band = G (subject to confirmation)

NB We understand that the property has been underpinned.

**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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