



## Mulgrave Road, Ealing, London W5 1LE

### Price £1,090,000 Freehold - No Chain

**A 4-5-bedroom end-of-terrace house on three floors with west-facing rear garden, garage at the rear and forecourt parking for 2 cars.**

The property comprises entrance hall, dual aspect double reception room, fitted kitchen, 4 bedrooms, family bathroom, separate WC, en suite bathroom and a study / bedroom 5.

Outside is a west-facing rear lawn garden of approx 62ft with paved terrace, garage at the rear and forecourt parking for 2 cars.

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 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





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Approximate Area = 1578 sq ft / 146.6 sq m

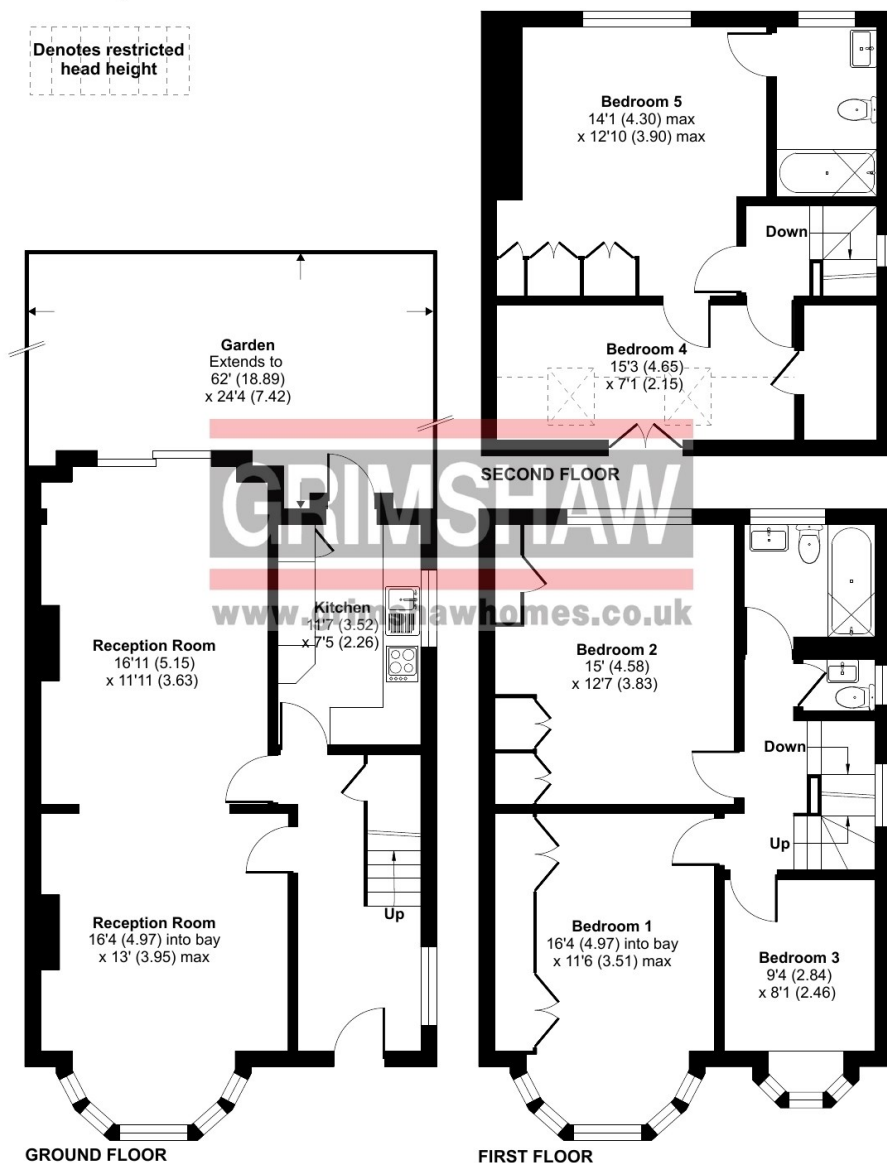
Limited Use Area(s) = 51 sq ft / 4.7 sq m

Total = 1629 sq ft / 151.3 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

**Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.  
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EPC Rating = C

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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13.05.2025 Ref: 9896

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