



Heathcroft, Ealing, London W5 3EZ
Guide Price: £1,800,000 Freehold - No Chain

An exceptionally well presented 4-bedroom Haymills residence on two floors, beautifully-appointed throughout combining imaginative design and décor to afford an outstanding contemporary home.

With under floor heating, separate heating system with mobile control. Sonos all round surround sound, AV system, CCTV, one touch lighting system.

The property comprises 4 bedrooms, 2 luxury en suite shower rooms and a luxury family bathroom.

On the ground floor there is a spacious entrance hall, front reception room, spacious rear reception room, fantastic luxury kitchen / breakfast room, cloakroom and covered sideway.

Outside - the landscaped rear garden has an extensive granite laid terrace. There is an integral garage and 2 private / off-street driveway.

Situated on the favoured **Hanger Hill East (Haymills Estate)** a conservation area, with access to **Park Royal & North Ealing** and **West Acton & Hanger Lane** stations & local shopping facilities, **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 and M40 motorways. Well-placed for local schools including The Holy Family Catholic Primary, St Augustine's Priory, Montpelier Primary, Acton High, West Acton Primary, Twyford CofE High and Ada Lovelace CofE High.

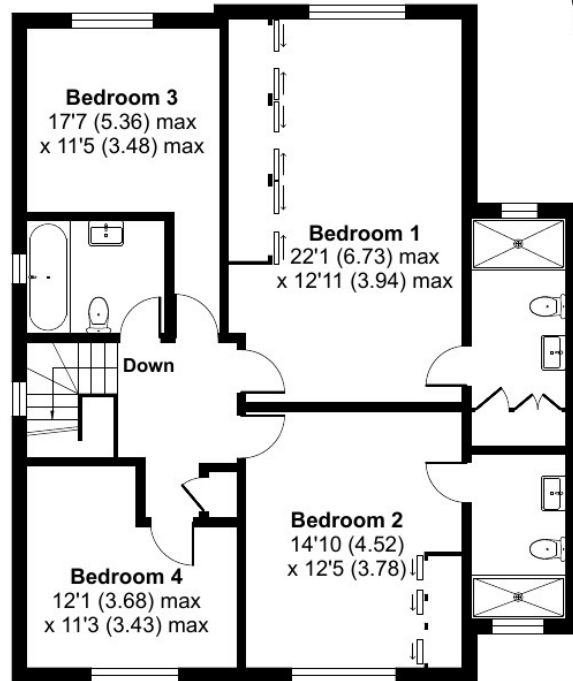
Heathcroft, Ealing, W5

Approximate Area = 2167 sq ft / 201.3 sq m (excludes lean to)

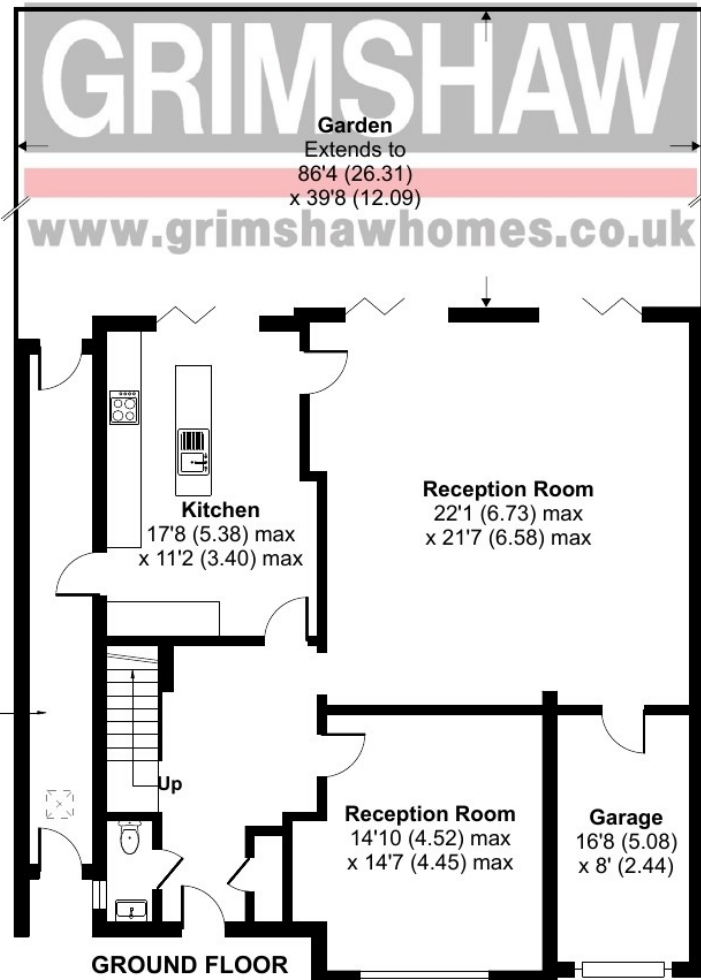
Garage = 110 sq ft / 10.2 sq m

Total = 2277 sq ft / 211.5 sq m

For identification only - Not to scale



FIRST FLOOR







EPC Rating = C

Council tax band = G £3,247.24 for current financial year 2024-2025

Local authority: London Borough of Ealing

Parking: Street parking - CPZ area Z

Accessibility: Internal staircase

Connected services and utilities: Mains water and drainage, gas heating and underfloor heating, electricity, gas boiler and radiators, mains gas, broadband and landline. The loft partially boarded.

Flood risk: -

Surface water very low risk which means less than 0.1% chance of a flood each year.

Rivers and sea very low risk which 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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