



Winscombe Crescent, Ealing, London W5 1AZ
Price: £1,350,000 Freehold

Situated in a premier position on the sought-after **Brentham Garden Estate**, a conservation area of architectural interest. Within easy walking distance of Pitshanger Lane Village for local shopping facilities, bars and restaurants as well as the lovely open space of Pitshanger Park. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools including North Ealing Primary, St Benedict's, Montpelier Primary, Ada Lovelace CofE High, St Gregory's Primary and Notting Hill & Ealing High.

A beautifully-appointed and extended 4-bedroom Brentham corner character property arranged three floors with a plethora of original features.

The accommodation comprises entrance hall, 2 reception rooms, an extended kitchen leading to a dining room with double doors to the garden, 4 bedrooms, family bathroom and plumbing on the second floor for a second bathroom.

With a beautiful landscaped Yorkstone wrap around rear garden with shrubs and mature trees.

Winscombe Crescent, London, W5



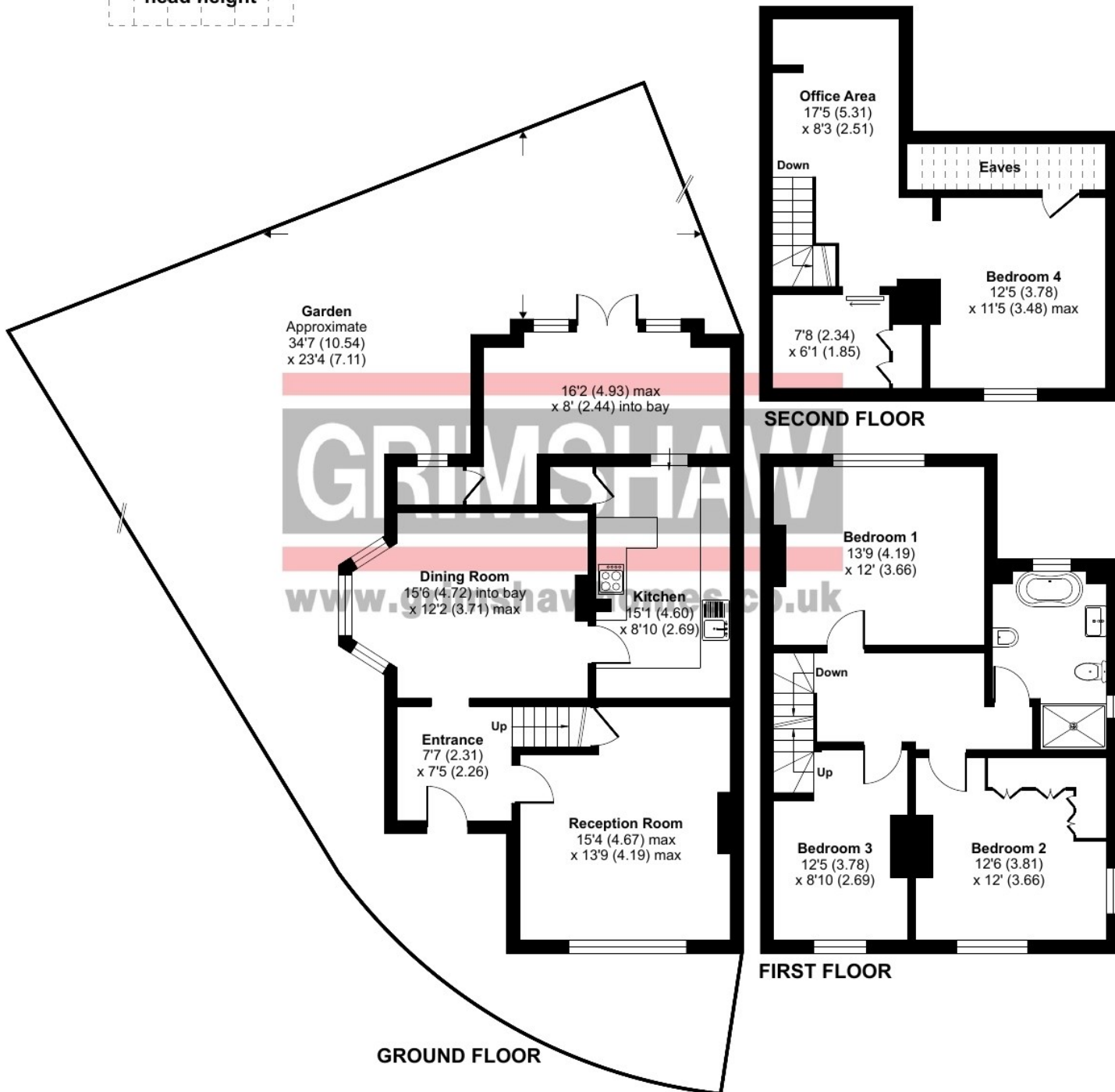
Approximate Area = 1763 sq ft / 163.7 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 1810 sq ft / 168 sq m

For identification only - Not to scale

Denotes restricted head height







EPC Rating = D

Council tax band = F £2,814.24 for current financial year 2024-2025

Local authority: London Borough of Ealing

Parking: Street parking

Accessibility: Internal staircase

Connected services and utilities: Mains water and drainage, electricity, system boiler and radiators, mains gas, broadband, landline, insulated loft and ground-floor extension only has cavity wall insulation.

Flood risk: -

Surface water medium risk which means between 1% and 3.3% 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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