



Fordhook Avenue, Ealing, London W5 3LS
Price £1,425,000 Freehold

A period, semi-detached house with accommodation arranged over three floors (as built). The property has much period detail throughout including handsome fireplace surrounds and feature ceilings in both reception rooms.

Feature hallway, with tiled floor, leads to the front reception room, rear reception room with French doors onto the garden and the breakfast room. The smart, well-equipped kitchen is at the rear of the property, with views over the garden. There is a useful cloakroom with hand wash basin and WC.

On the first floor, are three bedrooms (one with en suite bathroom) and the family bathroom. The second floor has the fourth bedroom and plenty of eaves storage.

Outside – the rear garden is approximately 47ft with lawn and shed and the front garden is well established.

Very conveniently situated in a residential road, approximately 0.1 mile from **Ealing Common** station with local shopping facilities, bars and restaurants and the open spaces of Ealing Common. With access to **Ealing Broadway** station (Elizabeth Line) & town centre.

Road connections for A4, A40, M4 / M40 motorways and North Circular Road.

Well-placed for a number of local schools including West Acton Primary, St Benedict's, Durston House, St Augustine's Priory, Christ The Saviour CofE Primary, Ellen Wilkinson High, Holy Family Catholic Primary, The Japanese School, Twyford CofE High, St Vincent's Catholic Primary, Ada Lovelace CofE High and Derwentwater Primary.



Fordhook Avenue, London, W5

Approximate Area = 1903 sq ft / 176.7 sq m

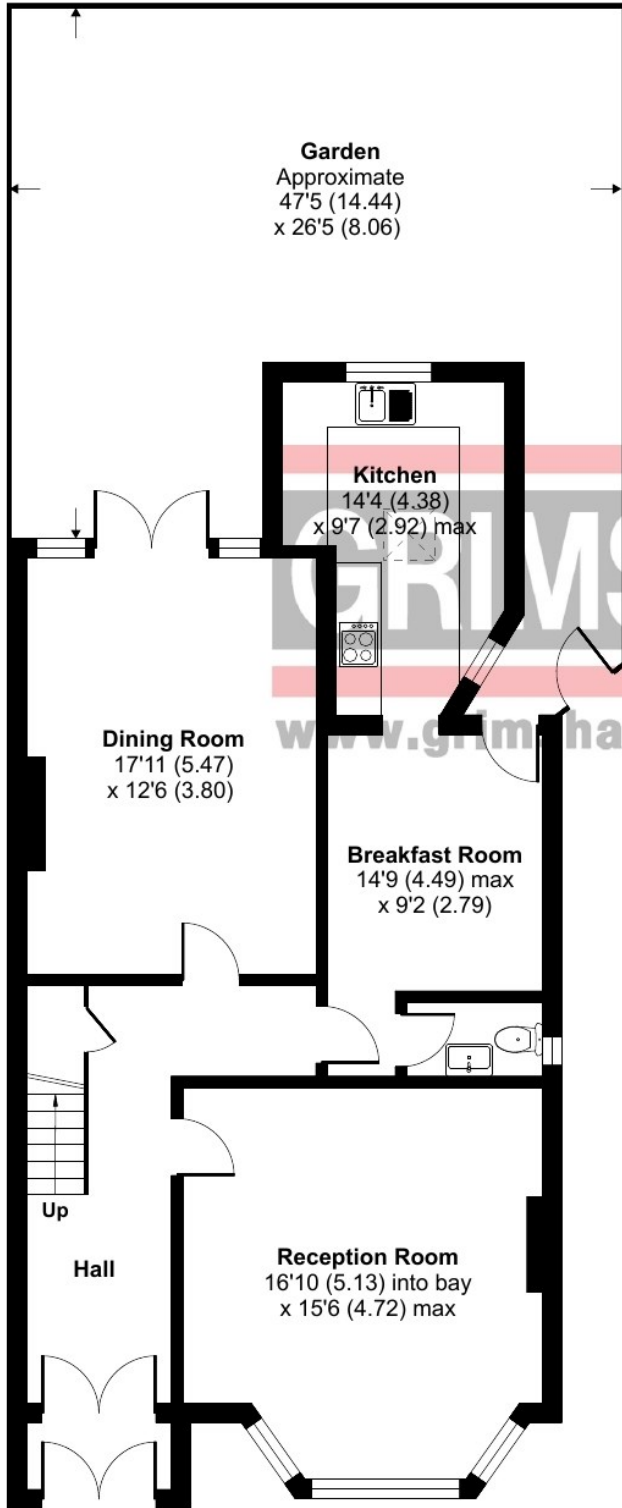
Limited Use Area(s) = 414 sq ft / 38.4 sq m

Total = 2317sq ft / 215.1 sq m

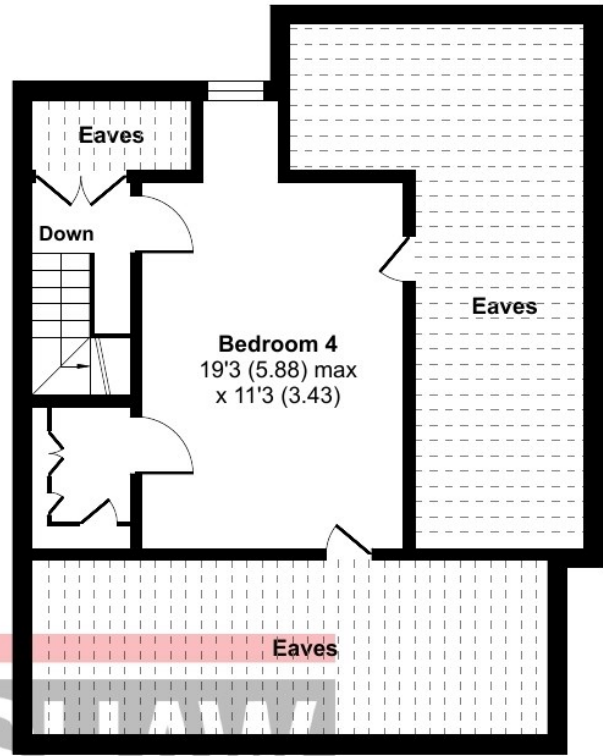
For identification only - Not to scale



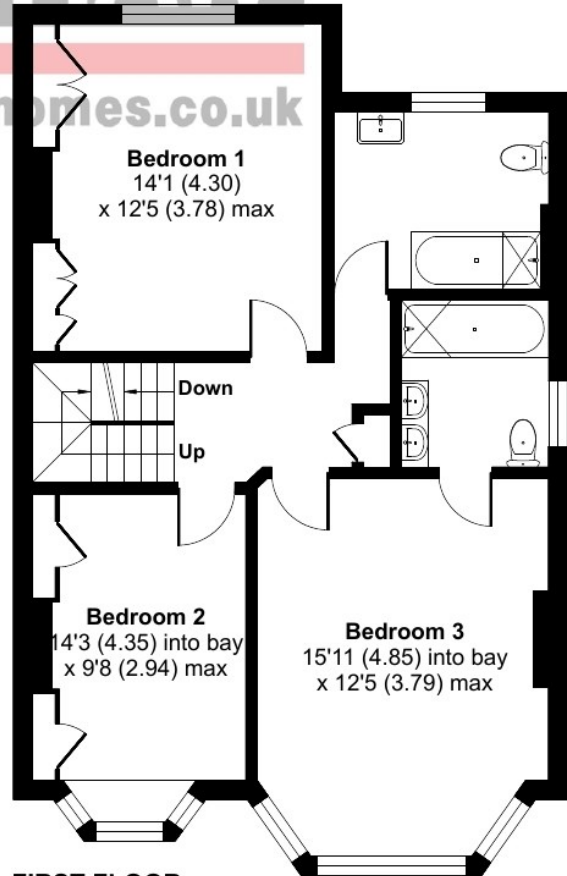
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





EPC Rating = D

Council tax band = G (3,247.24 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Controlled Parking Zone: Ealing Common Zone F

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

Surface water: 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' 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.

05.02.2025 Ref: 9931

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