



## **Brunswick Road, Ealing, London W5 1AJ**

### **Price £1,150,000 Freehold - No Chain**

**A 4-bedroom semi-detached house arranged over three floors with approximately 99' rear garden and a studio/home office with kitchen facilities and a shower room. Shared drive-in at the side giving access to the rear garden and terrace. With multi-car forecourt parking.**

The ground floor has an entrance hall which leads to the 2 reception rooms, fitted kitchen and 2 shower rooms. The kitchen is at the rear with a door onto the garden terrace. On the first floor are 3 bedrooms and 2 shower rooms (1 en suite). Up to the second floor with a double bedroom, walk-in wardrobe and a bathroom.

There is a south-west facing rear lawn garden of approx 99ft with terrace, side gated access, shared drive and a detached studio/home office with kitchen facilities and shower room.

Situated on the favoured **Greystoke Park Estate**, 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 M1, M4 & M40 motorways.

Well-paced for a number of local schools including St Augustine's Priory, Montpelier Primary, St Benedict's, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Notting Hill & Ealing High and Twyford CofE High.





# Brunswick Road, London, W5

Approximate Area = 1669 sq ft / 155 sq m

Limited Use Area(s) = 17 sq ft / 1.5 sq m

Outbuildings = 355 sq ft / 32.9 sq m

Total = 2041 sq ft / 189.4 sq m

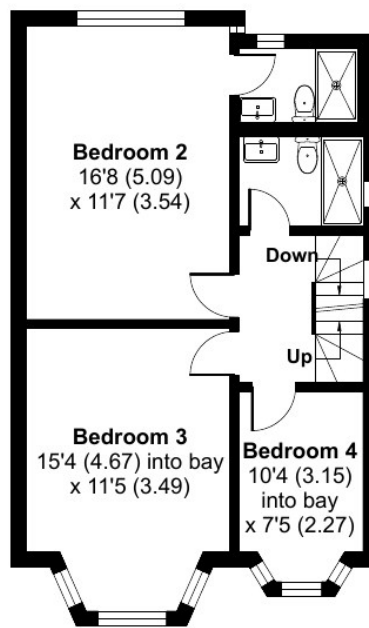
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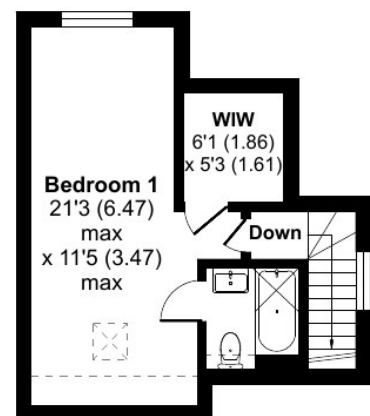
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GRIMSHAW

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EPC Rating = C

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

Local authority: London Borough of Ealing

Parking: Forecourt parking. Controlled parking zone: Hanger Hill Zone O

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.

17.03.2025 Ref: 9945

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