



## **East Close, Ealing, London W5 3HE**

### **Guide price £2,000,000 Freehold - No Chain**

**An attractive, beautifully-presented and spacious 5-bedroom detached Haymills-built residence is arranged over three floors with a large rear lawn garden of approx 114ft, garage and multi-car forecourt parking.**

There is an entrance hall, large reception room (approx 31ft), large kitchen (approx 32ft), utility room, office, boiler room, ground-floor shower room, 5 bedrooms, family bathroom, en suite shower room and an en suite WC with a wash hand basin.

Situated in a quiet cul-de-sac, just a few minutes' walk to **Park Royal** and **Hanger Lane** stations with local shopping facilities. Access to **Ealing Broadway** station with Elizabeth Line connection with shopping facilities, bars and restaurants and **North Ealing** station is approximately 0.8 miles away. Road connections for A40 / North Circular and M4 / M40 motorways.

Well-placed for a number of local schools including Montpelier Primary, Durston House, St Benedict's, St Augustine's Priory, The Japanese School, Notting Hill & Ealing High, Ada Lovelace CofE High, Ellen Wilkinson High and many more.





# East Close, London, W5

Approximate Area = 2948 sq ft / 273.8 sq m

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 3199 sq ft / 297 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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EPC Rating = D

Council tax band = G (£3,247.24 for 2024/2025 and £3,401.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Garage at the side and forecourt parking for multiple cars. 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.

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