



**Hazelwood Close, Ealing, London W5 3JN**  
**Price £2,650,000 Freehold - No Chain**

A stunning, beautifully-presented and spacious 5-bedroom detached residence with accommodation arranged over three floors. The property is offered with full passenger lift going to all floors, air-conditioning, Rational German kitchen and Maxalto dining group with Gaggenau appliances and amazing views over the rear garden.

The light & airy entrance hall leads on to a reception room at the front, family room at the rear with B&B Italia furniture. Kitchen / dining room, cloakroom, utility room (with Miele washer/dryer) and study. The family room and kitchen / dining room both have great views and direct access to the garden.

On the first floor, there are 3 bedrooms, en suite bathroom with marble Jacuzzi bath and tiles, en suite shower room and further shower room/WC. The second floor has 2 further bedrooms, each with en suite shower room.

There is a lovely rear lawn garden of approx 56ft with a summerhouse, decked terrace and 2 pergolas provides ample al fresco dining / outdoor entertainment space.

Situated in highly sought-after cul-de-sac, just off the lovely wide open spaces of Ealing Common with gastro pub nearby. Access to **Ealing Common** station with local shopping facilities, bars and restaurants and **Ealing Broadway** station with forthcoming Crossrail Link connection & town centre with numerous shops, bars and restaurants. Road connections for A40 and M4 & M40 Motorways. Well-placed for local schools including Grange Primary, Ellen Wilkinson High, Mount Carmel Catholic Primary, Twyford CofE High, Christ the Saviour CofE Primary and Ada Lovelace CofE High.



# Hazelwood Close, London, W5

Approximate Area = 2734 sq ft / 253.9 sq m

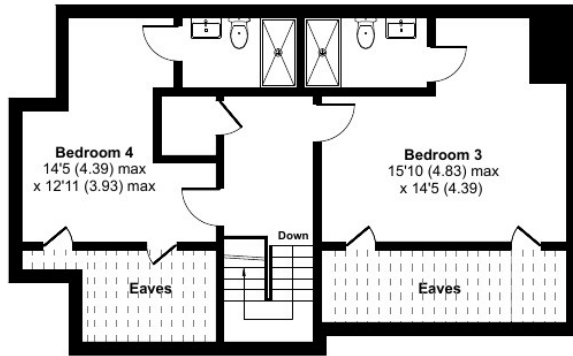
Limited Use Area(s) = 154 sq ft / 14.3 sq m

Outbuilding(s) = 117 sq ft / 11 sq m

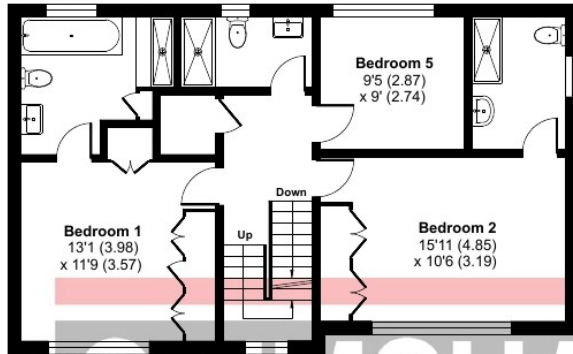
Total = 3005 sq ft / 279.2 sq m

For identification only - Not to scale

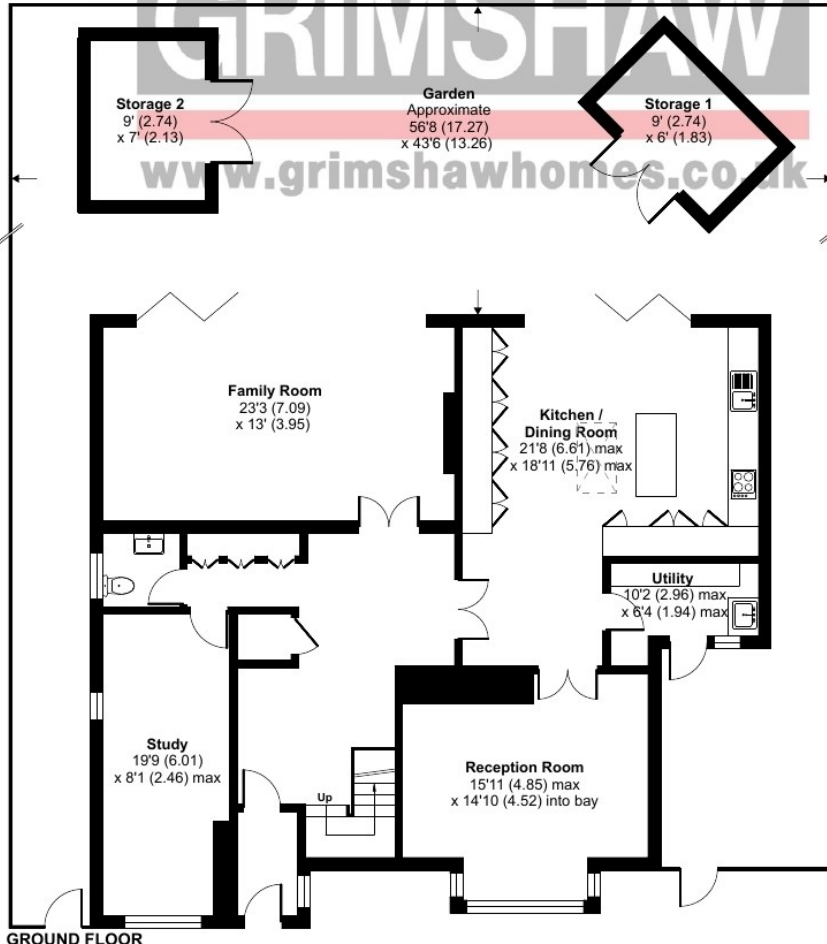
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





EPC Rating = C

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

Local authority: London Borough of Ealing

Parking: Forecourt parking for multiple vehicles. Controlled parking zone: All Saints Zone AS

Accessibility: Staircase and a passenger lift

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.

23.04.2025

Ref: 9958

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

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