



Boileau Road, Ealing, London W5 3AH

Price £1,200,000 Freehold

An attractive, charming and well-presented 4-bedroom semi-detached halls-adjoining Edwardian property is arranged over two floors with lots of character, period features and off-street parking. There is potential to extend on the ground floor and convert the loft (subject to usual regulations).

The entrance hall with mosaic-tiled floor leads to 2 spacious reception rooms, fitted kitchen and ground-floor bathroom. On the first floor are 4 bedrooms and a family bathroom with walk-in shower.

Outside is a south-east facing rear lawn garden of approx 71ft with decked terrace and paved patio. The front has off-street parking.

Situated in a favoured tree-lined location, approximately 0.2 miles from **North Ealing** station with local shopping facilities and 0.7 miles from **West Acton** station also with local shops.

With access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Road connections for the A4 and M4 & M40 motorways.

Well-placed for a number of local schools including Holy Family Catholic School, St Benedict's, St Augustine's Priory, West Acton Primary, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Montpelier Primary and Notting Hill & Ealing High.



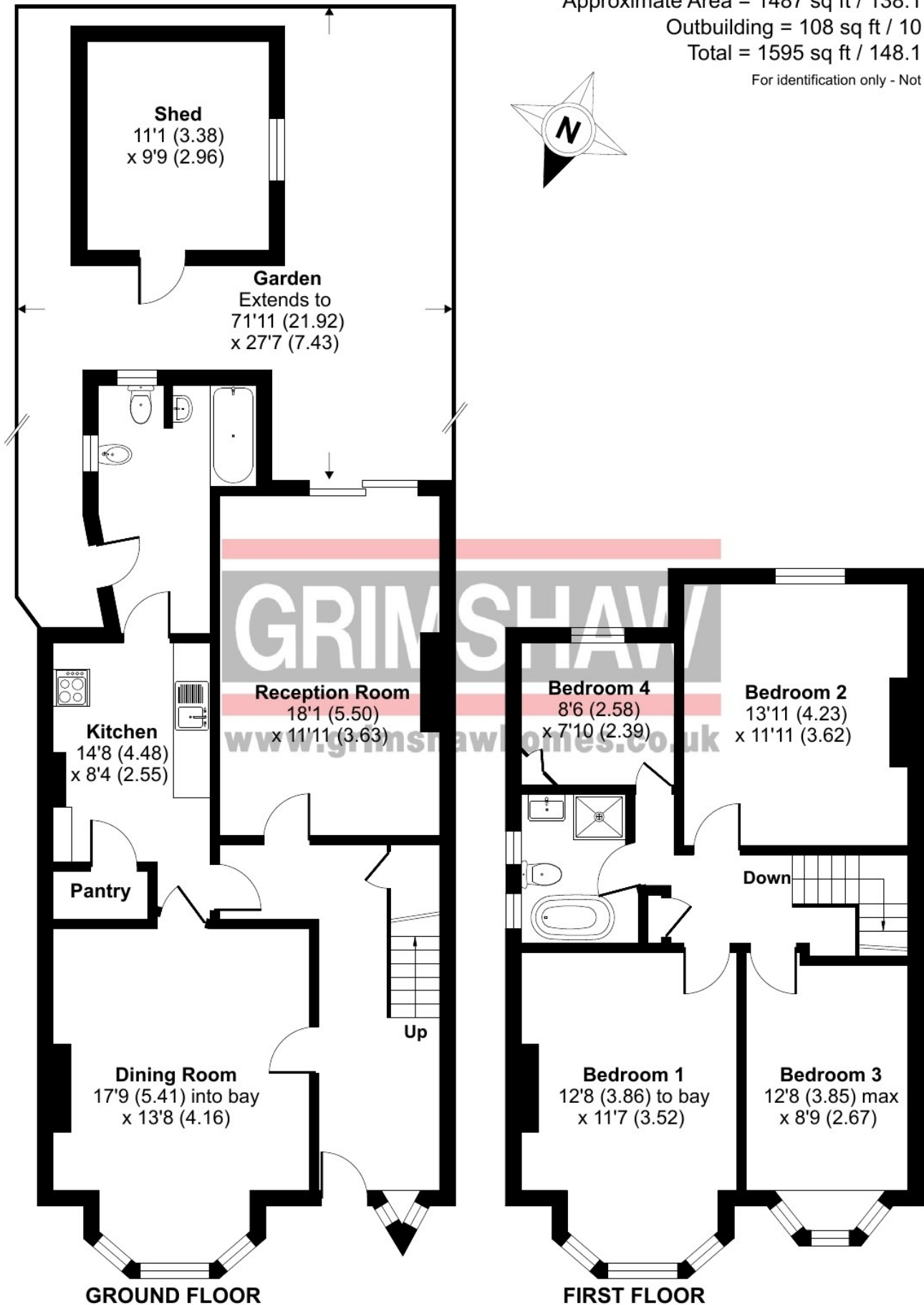
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Approximate Area = 1487 sq ft / 138.1 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 1595 sq ft / 148.1 sq m

For identification only - Not to scale





EPC Rating = D

Council tax band = G (£3,407.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Off road parking. Controlled Parking Zone: West Acton Zone Z

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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