



Gunnersbury Avenue, Ealing, London W5 4LP
Price £1,595,000 Freehold - No Chain

An attractive original 4-bedroom detached 1920s residence with elegant accommodation arranged over two floors and a large west-facing rear lawn garden of approx 134ft. Features include large spacious rooms with high ceilings, period fireplace surrounds and coved ceilings. There is potential for a large ground-floor extension and loft conversion (subject to the usual regulations).

The large entrance hall with fireplace leads on to 2 large reception rooms (1 with double doors to the rear garden), kitchen / breakfast room, cloakroom and utility room. The first floor has 4 double bedrooms and 2 bathrooms.

Outside is a lovely large west-facing rear lawned garden of approx 134' with side access, front garden with forecourt parking and a deep 41ft garage at the side.

Very conveniently situated, near to the lovely open space of Gunnersbury Park and minutes' from **Acton Town** station with local shopping facilities. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for A4 and M4 & M40 motorways.

Well-placed for a number of local schools including Christ The Saviour Primary, Ark Acton Academy, Mount Carmel Catholic Primary, Grange Primary, Twyford CofE High, Ark Soane Academy, Ada Lovelace CofE High, Ellen Wilkinson High and Berrymede Infant & Junior schools.



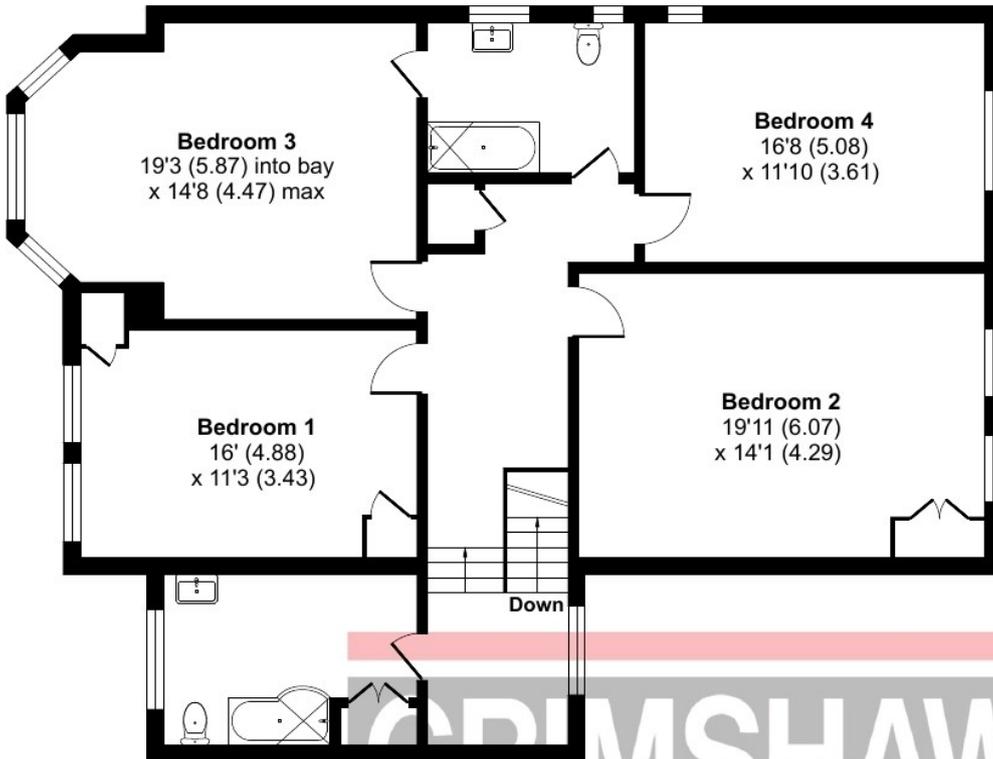
Gunnersbury Avenue, London

Approximate Area = 2983 sq ft / 277 sq m (includes garage)

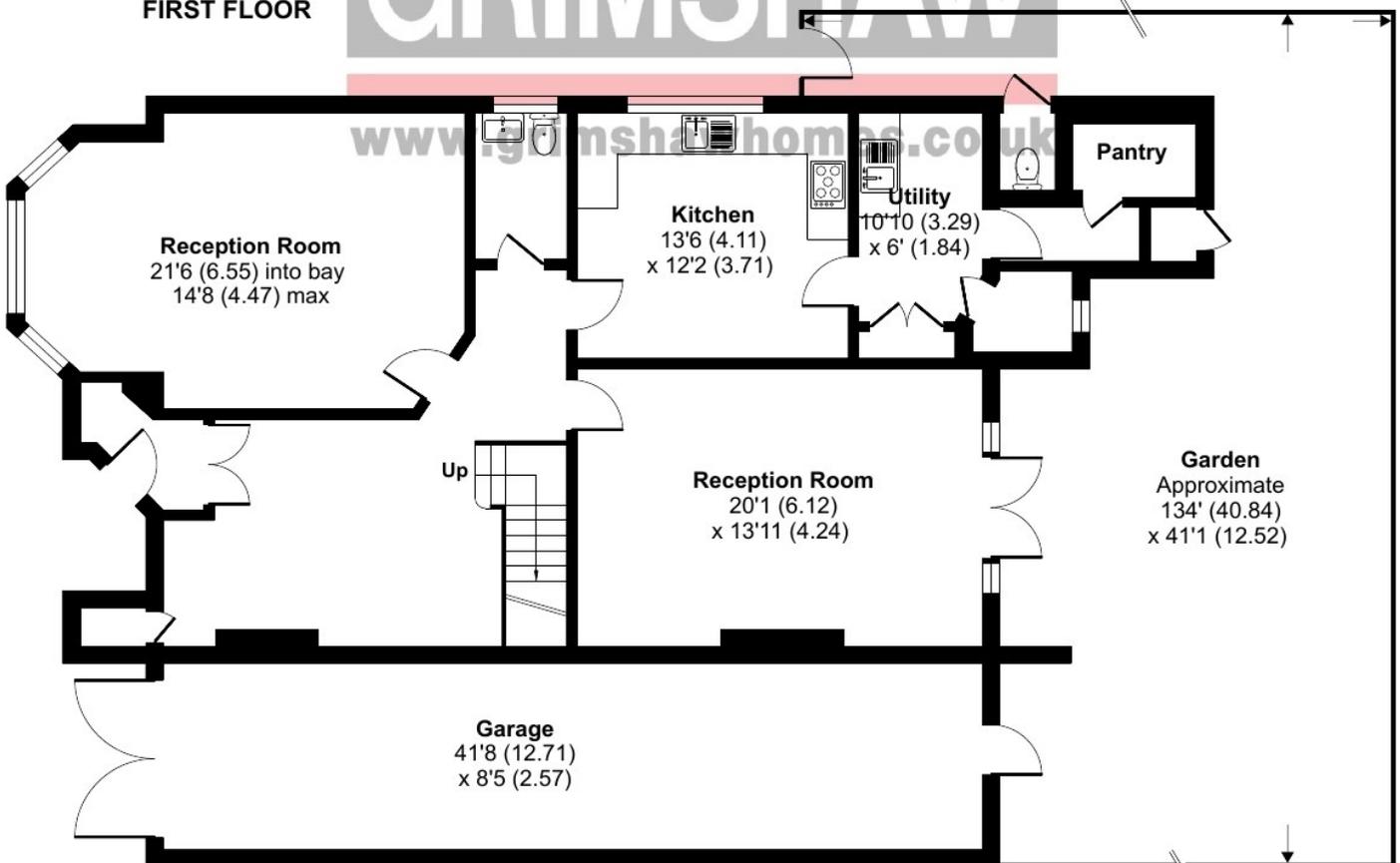
Outbuilding = 11 sq ft / 1 sq m

Total = 2994 sq ft / 278 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Grimshaw & Co. REF: 852984



EPC Rating = E

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

Local authority: London Borough of Ealing

Parking: Garage and off-street forecourt parking. Controlled parking zone: Gunnersbury Park Zone GP

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (gas boiler and radiator heating): mains drainage:
boarded loft: broadband connected

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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