



## **Hardwick Green, Ealing, London W13 8DN**

### **Price £835,000 Freehold**

Located in a cul-de-sac, a beautifully-presented 3-bedroom mid-1960s terraced house arranged over two floors with wood floors, double-glazing, a garage and off-street parking.

The entrance hall leads to a wide 20ft reception room, good sized fitted kitchen and a ground-floor shower room. On the first floor are 3 bedrooms (2 are doubles), a family shower room, utility cupboard on the landing and a pull-down ladder to access the loft.

There is a rear garden of approx 23ft with rear access, a garage and off-street parking.

Situated in the favoured **Cleavelands Estate** and close to the lovely open spaces of Cleveland, Scotch Common and Pitshanger parks.

Well-placed for a number of local schools including Notting Hill & Ealing High, North Ealing Primary, Montpelier Primary, St Benedict's, Brentside High and Drayton Manor High.

Approximately 0.9 miles to **West Ealing** station with Elizabeth Line connection and approximately 1.2 miles to **Ealing Broadway** station also with Elizabeth Line connection & town centre. A short walk of approximately 0.3 miles takes you to Pitshanger Lane village and heading towards West Ealing, you will find local shops on The Avenue and Waitrose Superstore behind the station.

Good road connections include A4, A40 and M4 / M40 motorways.







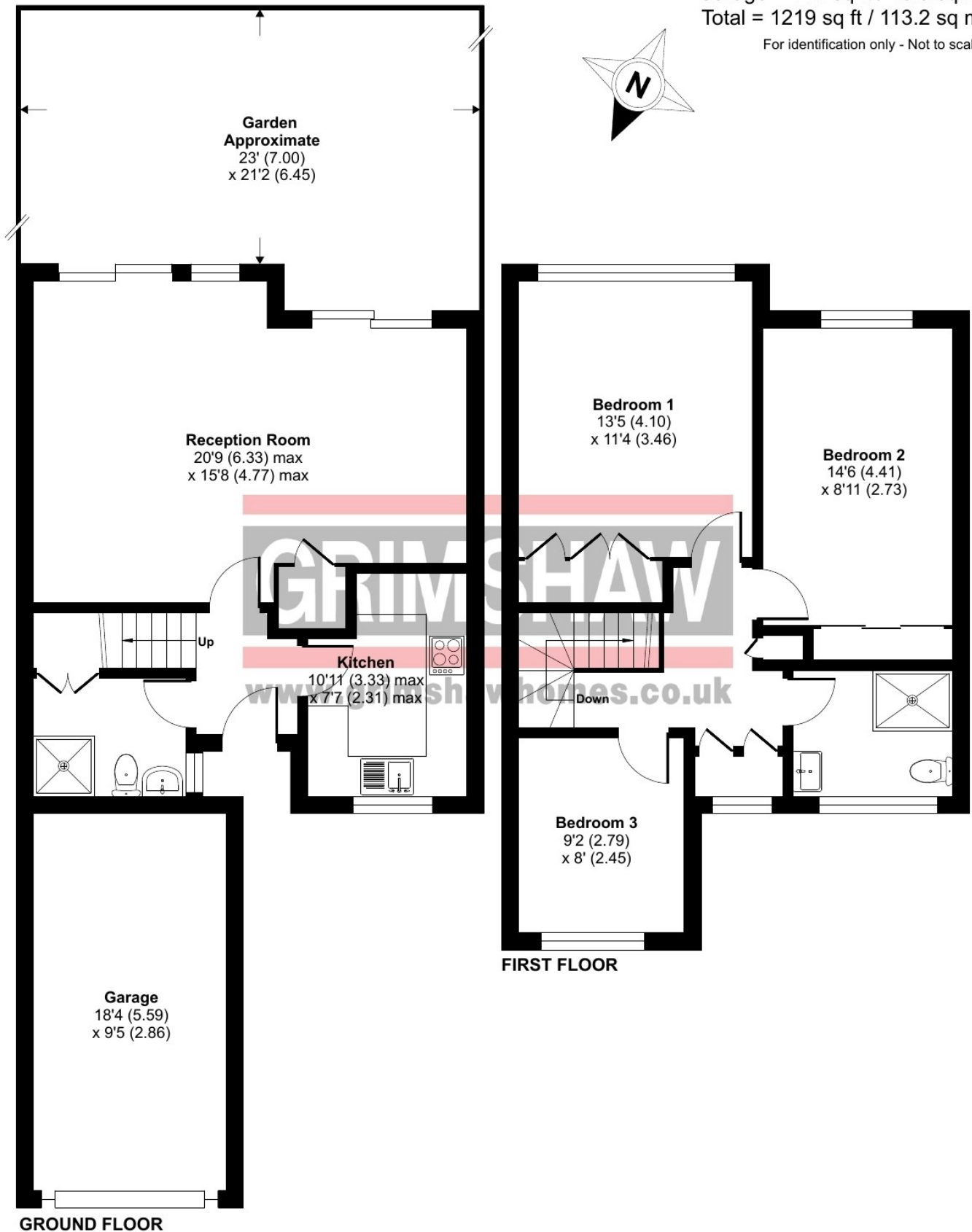
# Hardwick Green, London, W13

Approximate Area = 1047sq ft / 97.2 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1219 sq ft / 113.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grimshaw & Co. REF: 1267255

EPC Rating = D

Council tax band = F (£2,814.27 for 2024/2025 and £2, 948.14 for 2025/2026)

Maintenance of communal garden areas = £250 per annum

Local authority: London Borough of Ealing

Parking: Garage, off-street parking and on street parking.

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (gas fired and warm air central heating): mains drainage: electric immersion heater: no broadband: no landline: loft is boarded and insulated

Trees at the front of the property with tree preservation orders

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.

03.06.2025

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