



Birkdale Road, Ealing, London W5 1JZ
Price £1,999,950 Freehold - No Chain

With glorious views backing onto woodland and situated in a premier location near to the lovely open space of Hanger Hill park. In the area for local schools including St Benedict's, Montpelier & St Gregory's Primaries, Ada Lovelace CofE High, St Augustine's Priory and Notting Hill & Ealing High. Access to **Hanger Lane** & **Park Royal** stations, the award-winning Pitshanger Lane Village for local shopping facilities and approx 0.8 miles from **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for A4 and the M4 & M40 motorways.

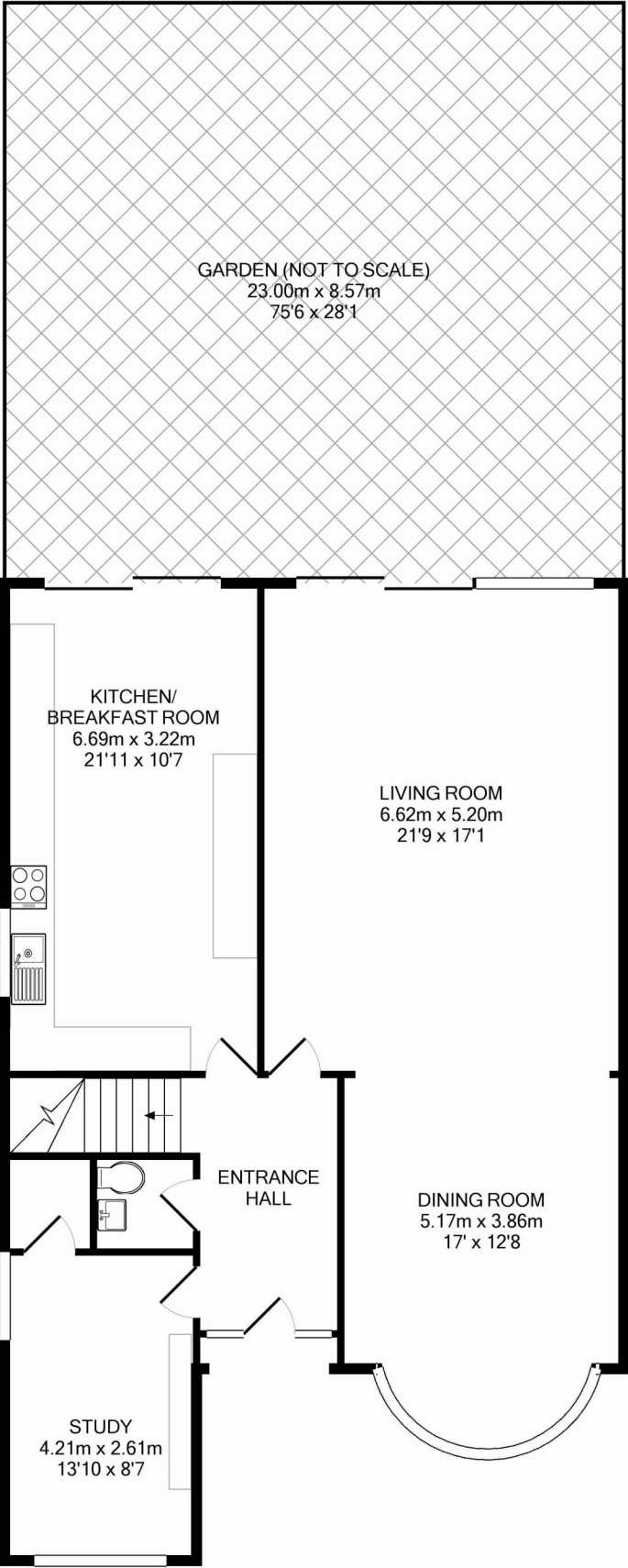
A superbly enlarged and presented double-fronted residence on two floors and in immaculate order throughout. With air-conditioning throughout the ground floor and in 2 of the bedrooms. The property offers a prestigious residence which will appeal to the discerning purchaser.

The accommodation comprises entrance hall, magnificent double reception room, luxury designer kitchen, designer cloakroom, study / bedroom 5, 4 further bedrooms (3 are doubles), en suite shower room and a luxury designer bathroom.

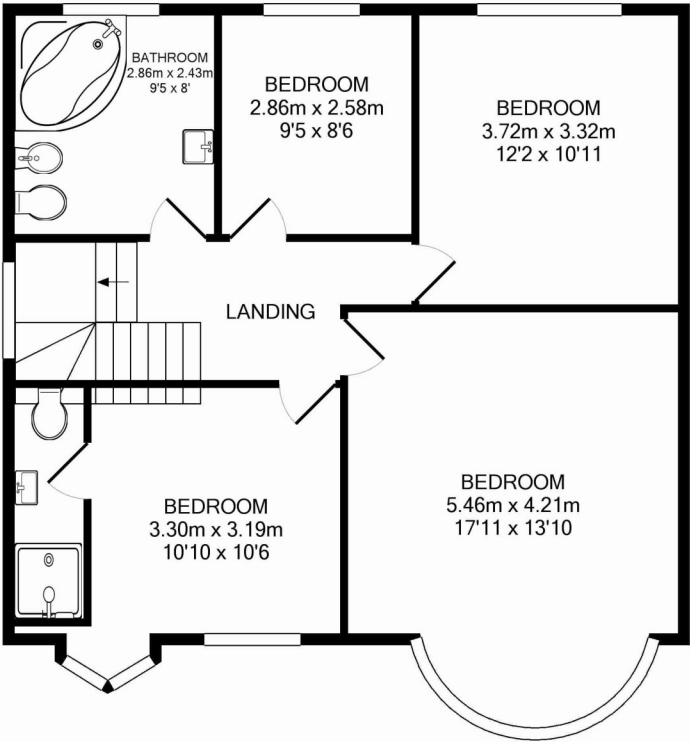
There is a lovely rear lawned garden of approx 75' backing onto Fox Wood and a landscaped front garden with forecourt parking.







Ground Floor
Approx. Floor
Area 99.7 Sq.M.
(1073 Sq.Ft.)



1st Floor
Approx. Floor
Area 69.4 Sq.M.
(748 Sq.Ft.)

Total Approx. Floor Area 169.1 Sq.M. (1821 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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(Photographs taken previously)

Council tax band G = Total amount 2024/2025 £3,247.24

Local authority: London Borough of Ealing

Parking: Off-street forecourt parking

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

Surface water : 'Low' means between 0.1% and 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.

02.01.2025 Ref: 9920

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