



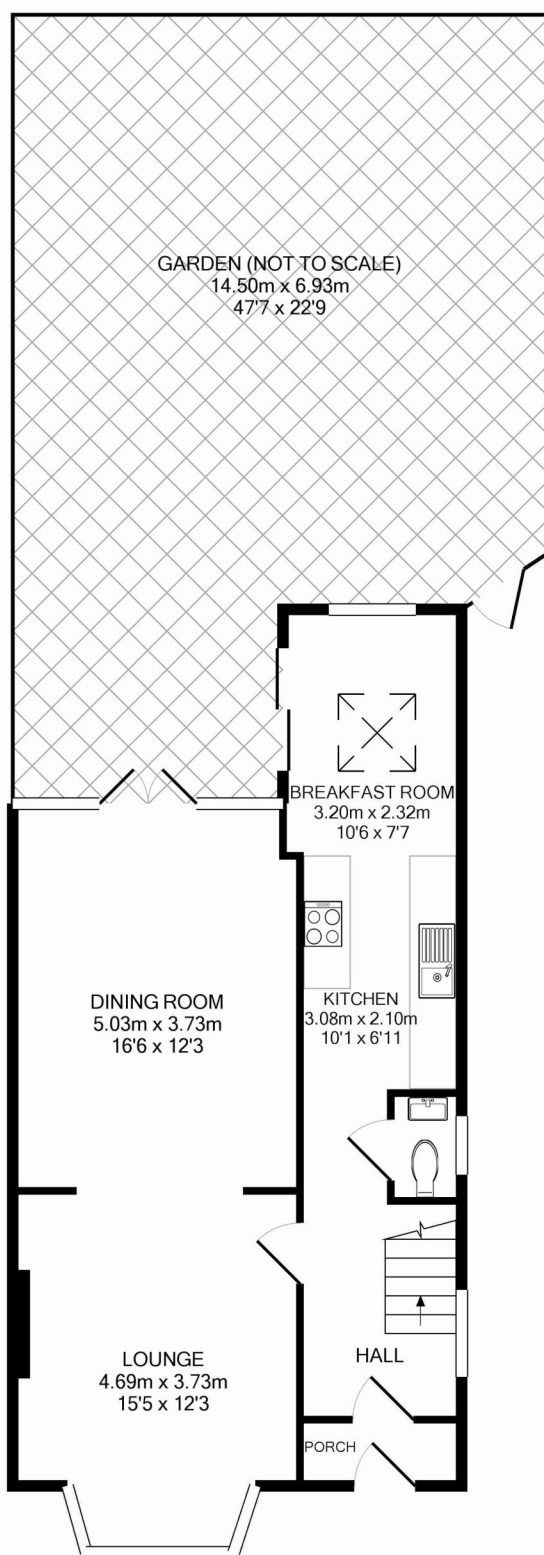
Sandall Road, Ealing, London W5 1HZ
Price £925,000 Freehold - No Chain

A 3-bedroom, 1930s semi-detached house with Art Deco period features. The accommodation is on two floors. With potential to extend and convert the loft (subject to usual regulations). Forecourt parking, shared driveway and rear lawn garden.

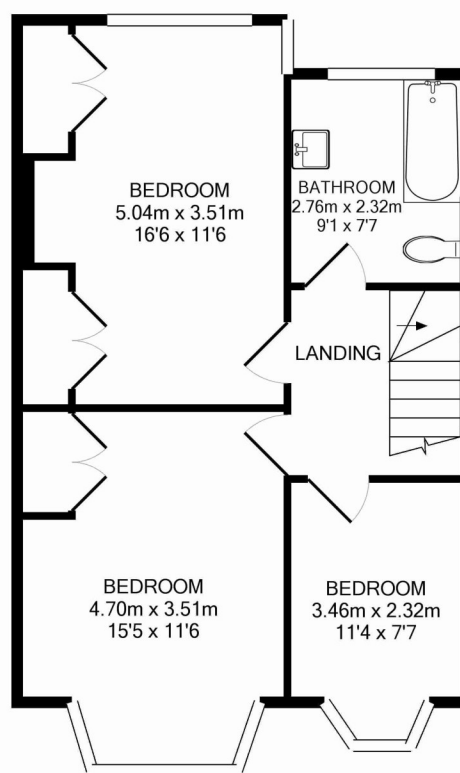
The ground floor has a through reception room (dining and lounge areas), kitchen, breakfast room and cloakroom (WC and hand basin). On the first floor, there are three bedrooms and the bathroom.

Outside, the rear garden is approximately 47ft x 22 ft, with terrace and lawn. Forecourt parking to the front.

Situated on the **Greystoke Park Estate**, with local schools including Montpelier and St Gregory's primaries, Ada Lovelace, St Augustine's Priory, St Benedict's and Notting Hill and Ealing High. Transport links include **Hanger Lane** station (0.2 miles), buses on hand for **Ealing Broadway** station (Elizabeth Line) and moments from the open spaces of Hanger Hill park.



Ground Floor
Approx. Floor
Area 59.1 Sq.M.
(636 Sq.Ft.)



1st Floor
Approx. Floor
Area 52.2 Sq.M.
(562 Sq.Ft.)

Total Approx. Floor Area 111.3 Sq.M. (1198 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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EPC Rating = C

Council tax band = F (£2,948.14 2025/2026)

Local authority: London Borough of Ealing

Parking: Forecourt parking: shared driveway: Hanger Hill CPZ O

Accessibility: Staircase

Connected services and utilities: Electricity: Gas: Worcester Bosch boiler

Surface water : 'High' means less More than 3.3% 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.

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09.06.25

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