



Brunswick Road, Ealing, London W5 1AW
Price £950,000 freehold - No chain

A well-presented 3-bedroom 1930s semi-detached, Greystoke house on two floors with a double reception / dining room, front garden, approximately 76ft south-west facing rear lawn garden and a garage at the rear with shared drive.

The entrance hall leads to the double dual aspect reception room with double doors to the covered patio and rear garden beyond. The fitted kitchen has been extended and there is a cloakroom off the hall.

Upstairs are 3 bedrooms and a family shower room.

Situated on the favoured and much sought-after **Greystoke Park Estate**, near to the beautiful open spaces of **Hanger Hill park** and well-placed for several local schools including Montpelier Primary.

Short walk to **Hanger Lane** station. Good transport links include nearby buses towards **Ealing Broadway** station (Elizabeth Line) & town centre. Road connections for A40, A406 and M4 / M40 motorways.

Other local schools include St Benedict's, St Gregory's Primary, Ada Lovelace CofE High, St Augustine's Priory and Notting Hill & Ealing High.

Brunswick Road, London, W5

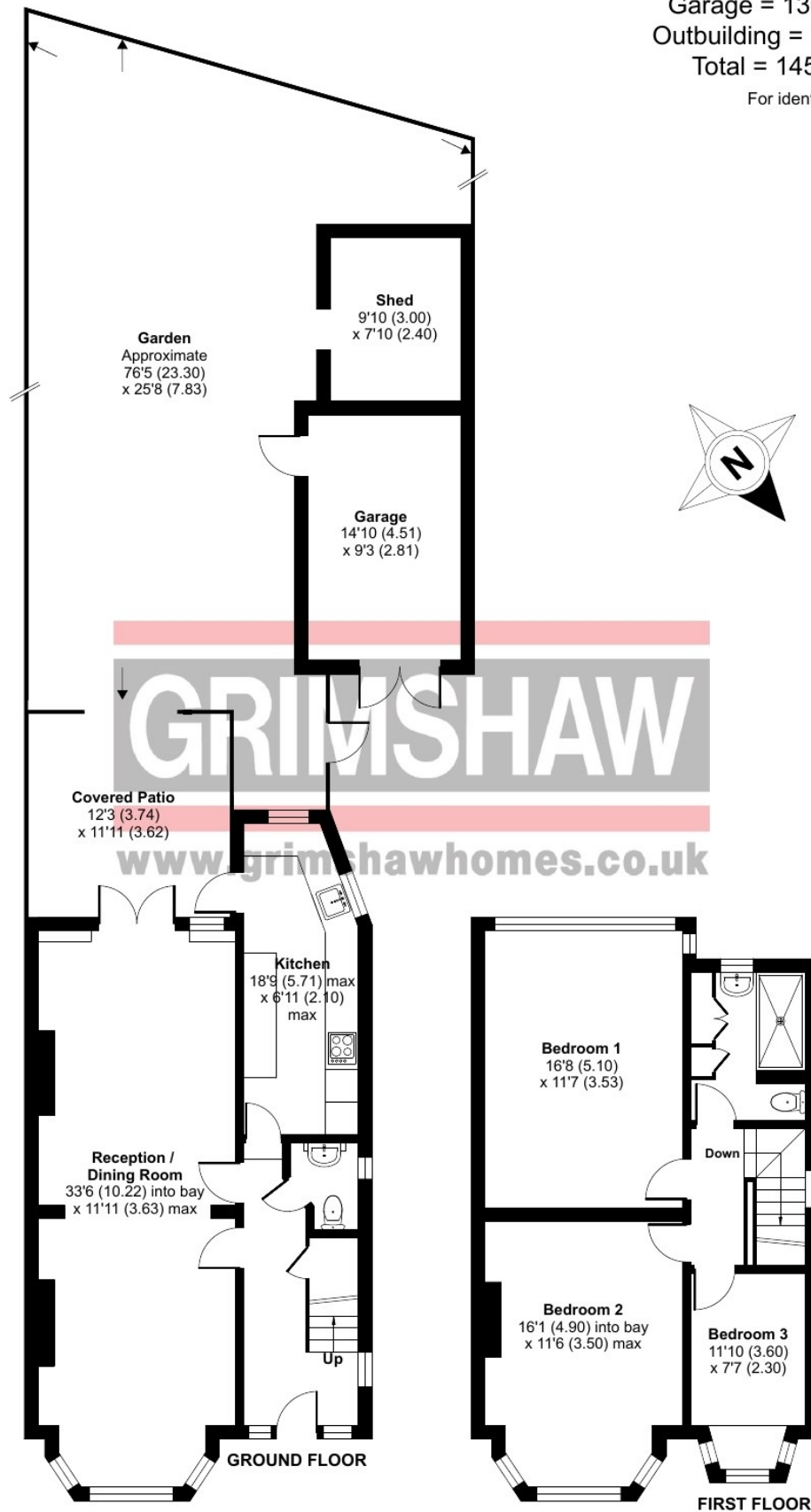
Approximate Area = 1241 sq ft / 115.2 sq m

Garage = 136 sq ft / 12.6 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 1455 sq ft / 135 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). © n°checom 2025. Produced for Grimshaw & Co. REF: 1325537





EPC Rating = D

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

Local authority: London Borough of Ealing

Conservation area: Brunswick Conservation area

Parking: Shared driveway: garage

Accessibility: internal staircase

Connected services and utilities: Gas supply: electric supply: Landline (disconnected)

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.

23.10.2025 Ref: 10000

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