



Fordhook Avenue, Ealing, London W5 3LS

Price £1,250,000 Freehold

Conveniently situated approximately 0.2 miles from Ealing Common station and local shopping facilities - a lovely 4-bedroom semi-detached period property arranged over two floors with many original features. With a front garden and a 25ft rear garden. Potential to extend and convert the loft (subject to usual regulations).

The entrance hall has original stone flooring and leads on to 2 reception rooms (the rear reception room has doors to the rear garden), cloakroom, breakfast room and fitted kitchen.

Up to the first floor with 4 bedrooms and a family bathroom with separate WC.

Very conveniently situated in a residential road, approximately 0.2 miles from **Ealing Common** station with local shopping facilities, bars and restaurants and the lovely open spaces of Ealing Common. With access to **Ealing Broadway** station (Elizabeth Line) & town centre.

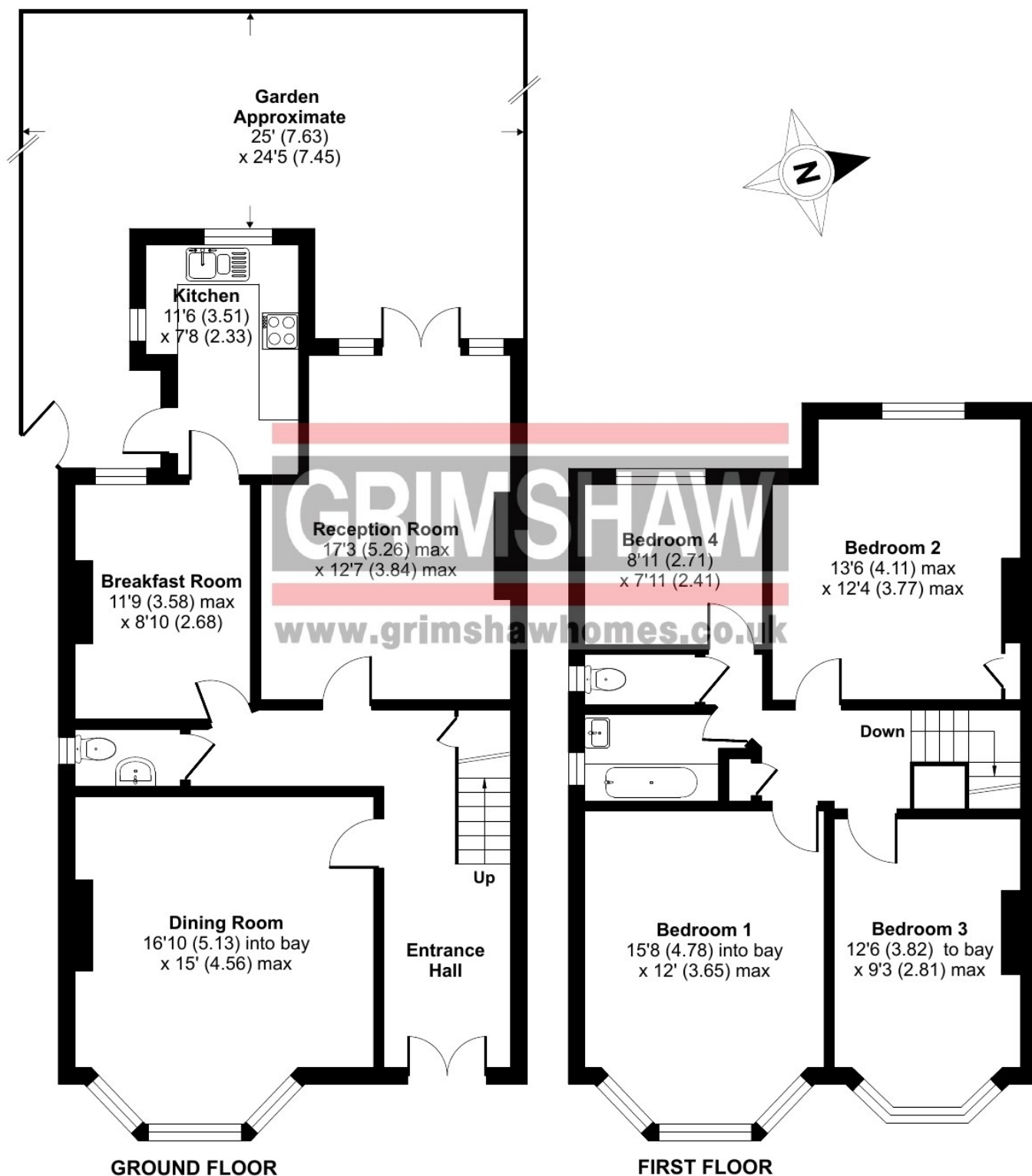
Road connections for A4, A40, M4 / M40 motorways and North Circular Road.

Well-placed for a number of local schools including West Acton Primary, St Benedict's, Durston House, St Augustine's Priory, Christ The Saviour CofE Primary, Ellen Wilkinson High, The Japanese School, Holy Family Catholic Primary, Twyford CofE High, St Vincent's Primary and Ada Lovelace CofE High.

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Approximate Area = 1512 sq ft / 140.4 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: 1324285





We understand the property was built in 1910s. It is not currently in a conservation area. However, there may be proposals to add it to the Creffield Road conservation area.

EPC Rating = D

Council tax band = G (£3,401.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: CPZ—Ealing Common Zone F

Accessibility: Internal staircase

Connected services and utilities: Electricity: mains gas (Worcester gas central heating boiler and radiator heating); mains drainage: broadband connected: landline is not currently in use but can be activated if needed: loft boarded and insulated with access via a drop down ladder: shared side passage with No. 3

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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