



Heathcroft, Ealing, London W5 3BY
Price £1,675,000 Freehold - No Chain

A detached, 5-bedroom Haymills-built house in this sought-after Ealing location. With forecourt parking and garage. The rear garden is south-westerly and is approx 65'9 x 47'11.

The ground floor - hallway leading to dining room, sitting room, family room (with doors onto the rear garden), kitchen and cloakroom (WC/wash hand basin). On the first floor are 4 bedrooms, en suite bathroom and family bathroom. The second floor has the 5th bedroom with en suite shower/WC and walk-in wardrobe.

Situated in a favoured location on the **Hanger Hill East (Haymills Estate)** a conservation area, with access to **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations and local shopping facilities, **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways.

Well-placed for a number of local schools including Durston House, St Benedict's, St Augustine's Priory, Ada Lovelace CofE High, Notting Hill & Ealing High, The Japanese School, Twyford CofE High and Ellen Wilkinson High.



Heathcroft, London, W5

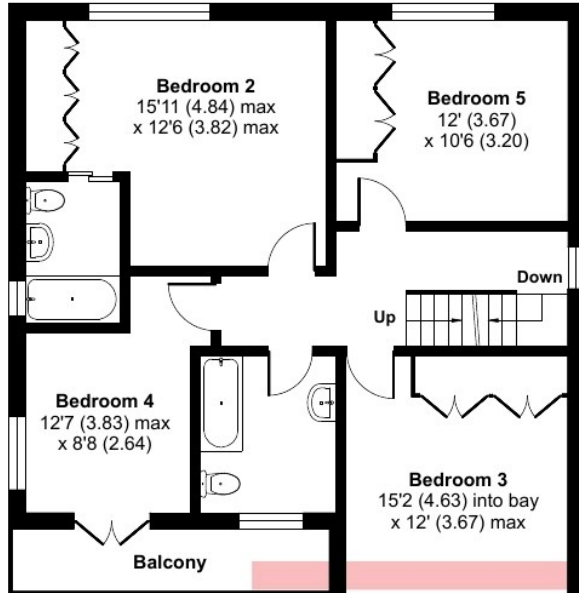
Approximate Area = 2191 sq ft / 203.5 sq m

Limited Use Area(s) = 108 sq ft / 10 sq m

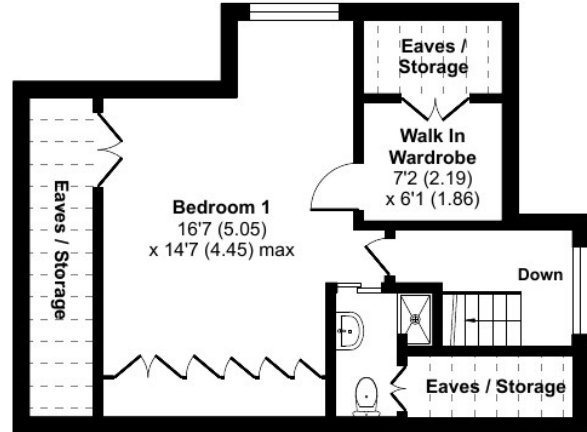
Garage = 216 sq ft / 20 sq m

Total = 2515 sq ft / 233.6 sq m

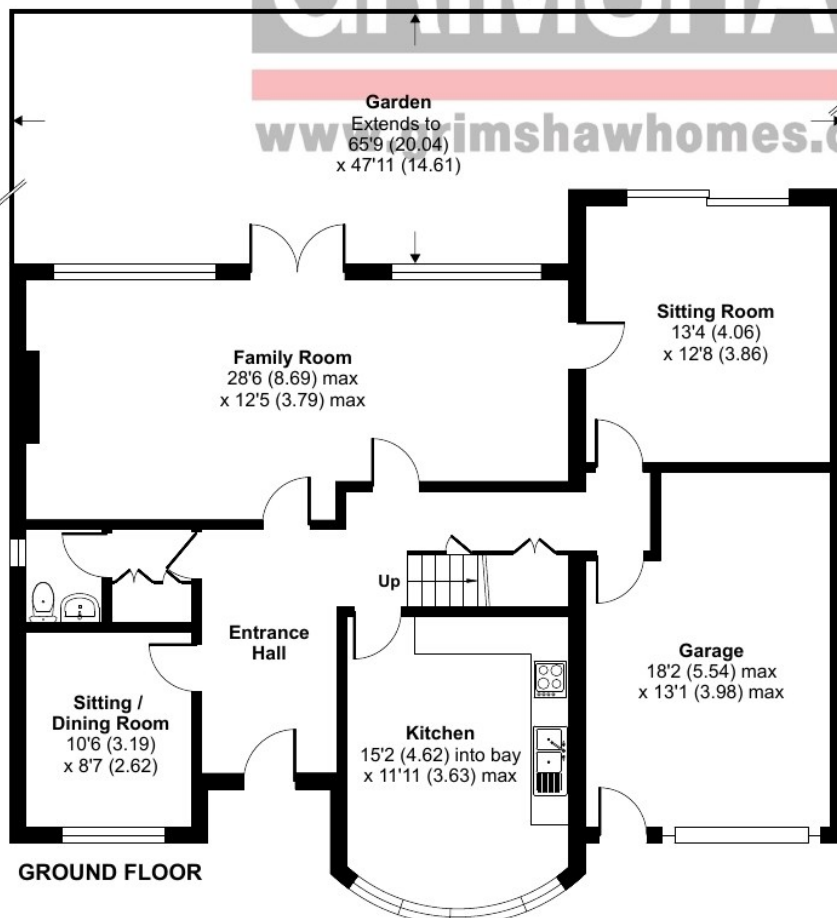
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR





EPC Rating = D

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

Local authority: London Borough of Ealing

Parking: Double entry forecourt parking. Garage at the side Controlled parking zone: Hanger Hill Zone O

Accessibility: Staircase

Connected services and utilities:

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.

09.07.2025

Ref: 9994

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