



Popes Lane, Ealing, London W5 4NH
Price £1,299,950 Freehold - No Chain

With rear views over Gunnersbury Park, an usually spacious 4-bedroom semi-detached house with much period detail, on two floors. Lovely rear garden, integral garage and forecourt parking.

The ground floor has a rear reception room with doors leading onto the rear garden and bay front reception. Kitchen / breakfast room and cloakroom (basin and WC). The second floor has four bedrooms (one with balcony overlooking the garden), bathroom and separate WC.

Outside, the rear, southerly facing garden is approximately 87ft x 32ft, mainly lawn with garden shed. To the front, there is forecourt parking for 3 cars.

Gunnersbury Park is at the rear of the property, **Acton Town** station and shops are approximately 0.6 miles. Good transport links include the A406.

Well placed for a number of local schools.

Popes Lane, London, W5

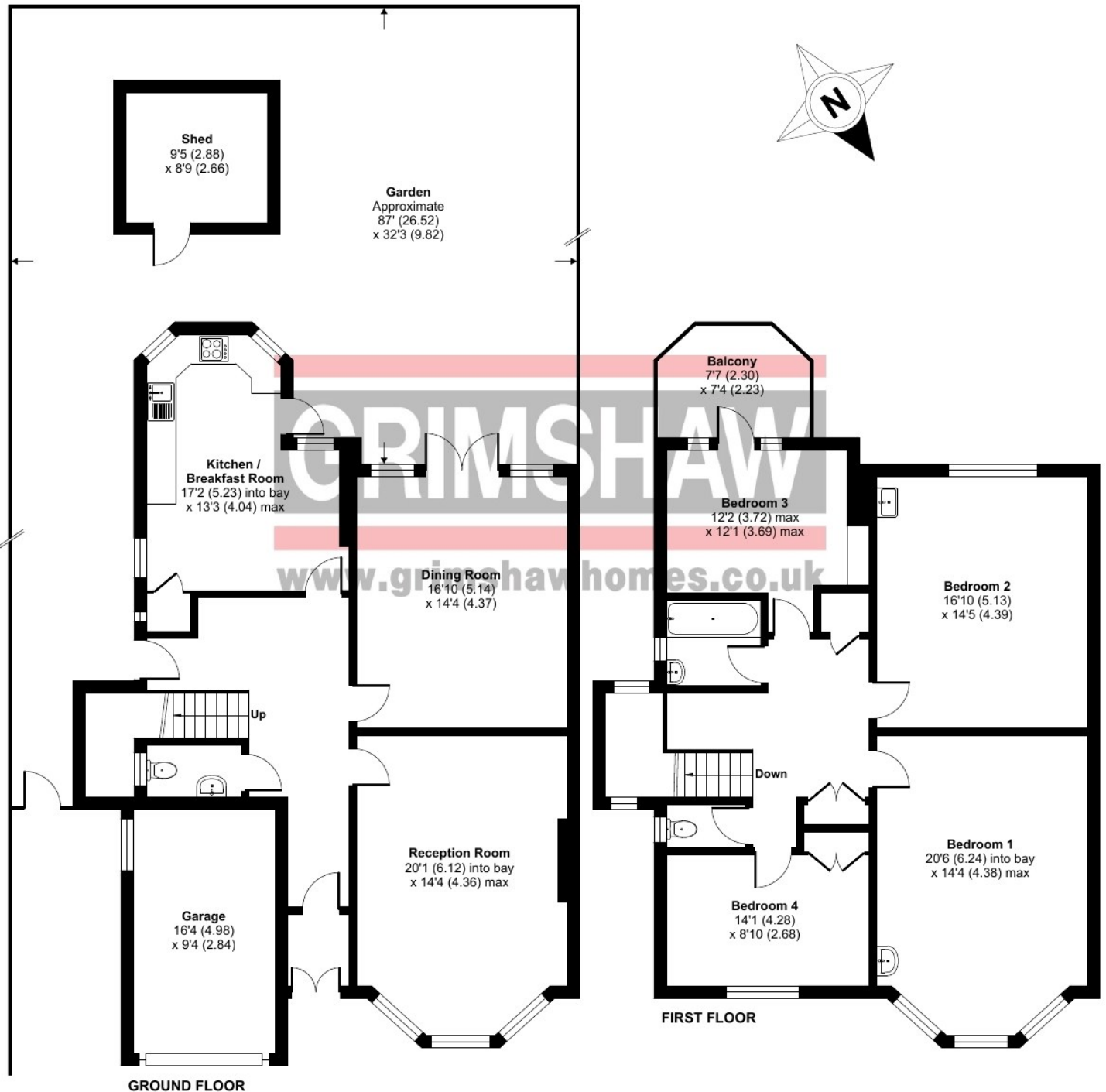
Approximate Area = 2028 sq ft / 188.4 sq m

Garage = 155 sq ft / 14.3 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 2265 sq ft / 210.3 sq m

For identification only - Not to scale







EPC Rating = E

Council tax band = G (£3,476.37 for 2025 / 2026)

Local authority: London Borough of Hounslow

Parking: Garage and off-street parking

Accessibility: internal staircase

Connected services and utilities: Electricity: mains gas (Potterton gas boiler and radiator heating):
mains drainage; currently broadband and landline connected and we understand will shortly be 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.

10.07.2025 Ref: 9992

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