



Sandall Road, Ealing, London W5 1JD
Price £1,100,000 Freehold - No Chain

Situated backing onto Hanger Hill Park with parkland views - a natural 4-bedroom 1930s semi-detached residence on two floors, with south-facing rear lawn garden and potential to extend (subject to the usual planning regulations).

On the ground floor, the entrance hall leads on to 2 reception rooms, kitchen, cloakroom and a shower room. Upstairs are 4 bedrooms and a family bathroom with a separate WC.

There is a south-facing rear garden of approximately 74ft with great views, off-street parking and a pedestrian lane alongside the property to Hanger Hill Park.

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.

Approximately 0.3 miles from **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.

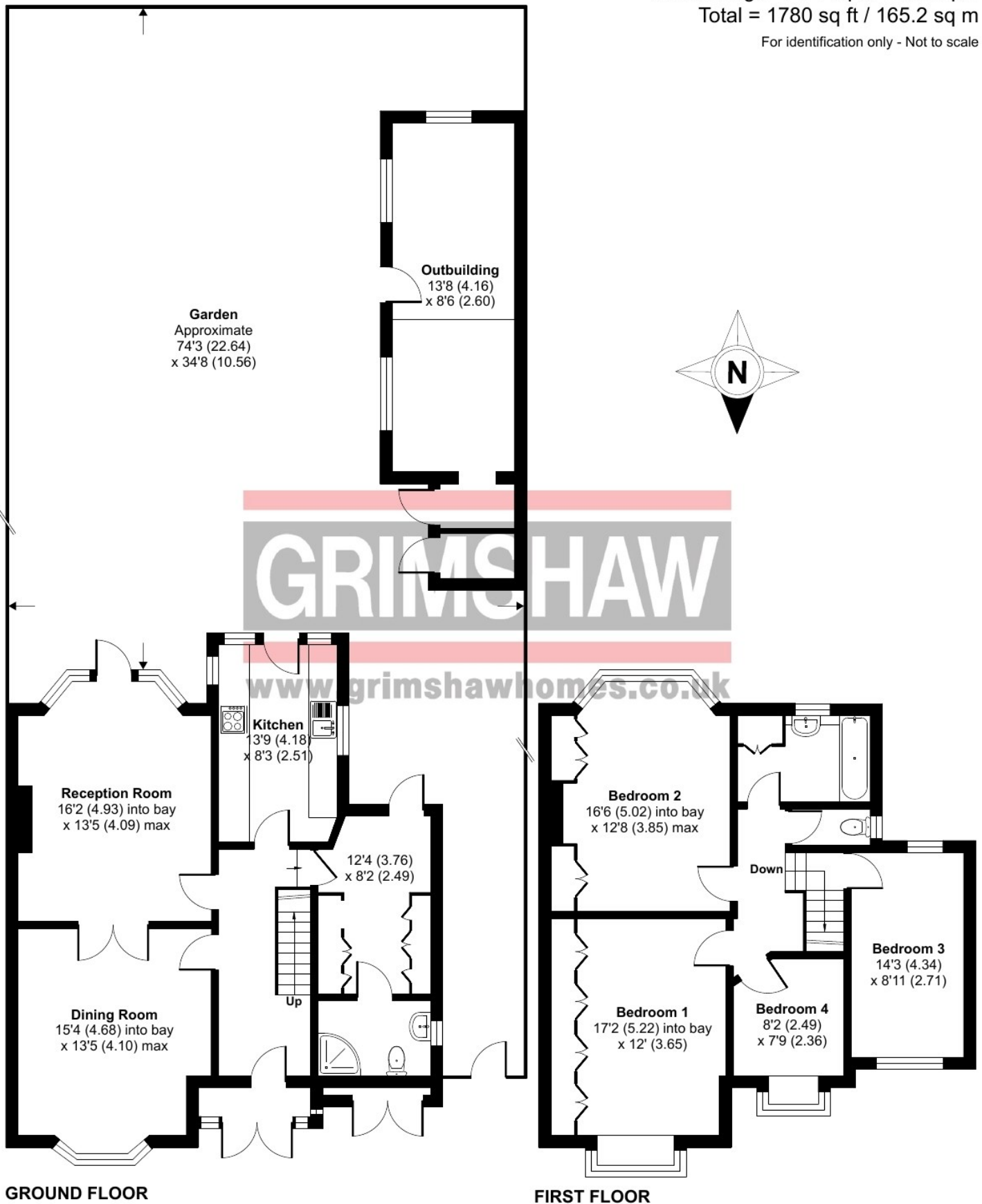
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Approximate Area = 1539 sq ft / 142.9 sq m

Outbuildings = 241 sq ft / 22.3 sq m

Total = 1780 sq ft / 165.2 sq m

For identification only - Not to scale







EPC Rating = D

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

Local authority: London Borough of Ealing

Conservation area: Brunswick Conservation area

Parking: Integral garage and off-street parking. CPZ area Hanger Hill zone O

Accessibility: Internal staircase

Connected services and utilities: Electricity: mains gas: gas central heating boiler and radiator heating: mains
drainage: broadband connected: landline connected: insulated and partially boarded loft

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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