



The Mead, Ealing, London W13 8AZ

Price £745,000 Freehold - No Chain

A 3-bedroom end-of-terrace Haymills-built town house arranged over two floors with front & rear gardens, garage at the side and 2 parking spaces.

The entrance hall leads on to a large 25ft double reception room with access to the rear garden, fitted kitchen and cloakroom.

On the first-floor are 3 bedrooms and a family shower room.

There are front and rear gardens. The rear garden has rear access. The garage is at the side of the property with 2 off-street parking spaces.

Situated in a cul-de-sac, in the favoured Cleveland Estate and close to the lovely open spaces of Cleveland and Pitshanger parks. Easy access to the award-winning **Pitshanger Lane Village** for local shops, bars and restaurants.

Buses are on hand towards **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants.

Road connections for A4 and the M4 & M40 motorways.

Well-placed for a number of local schools including North Ealing, Montpelier & St Gregory's Primaries, St Benedict's, St Augustine's Priory and Notting Hill & Ealing High.

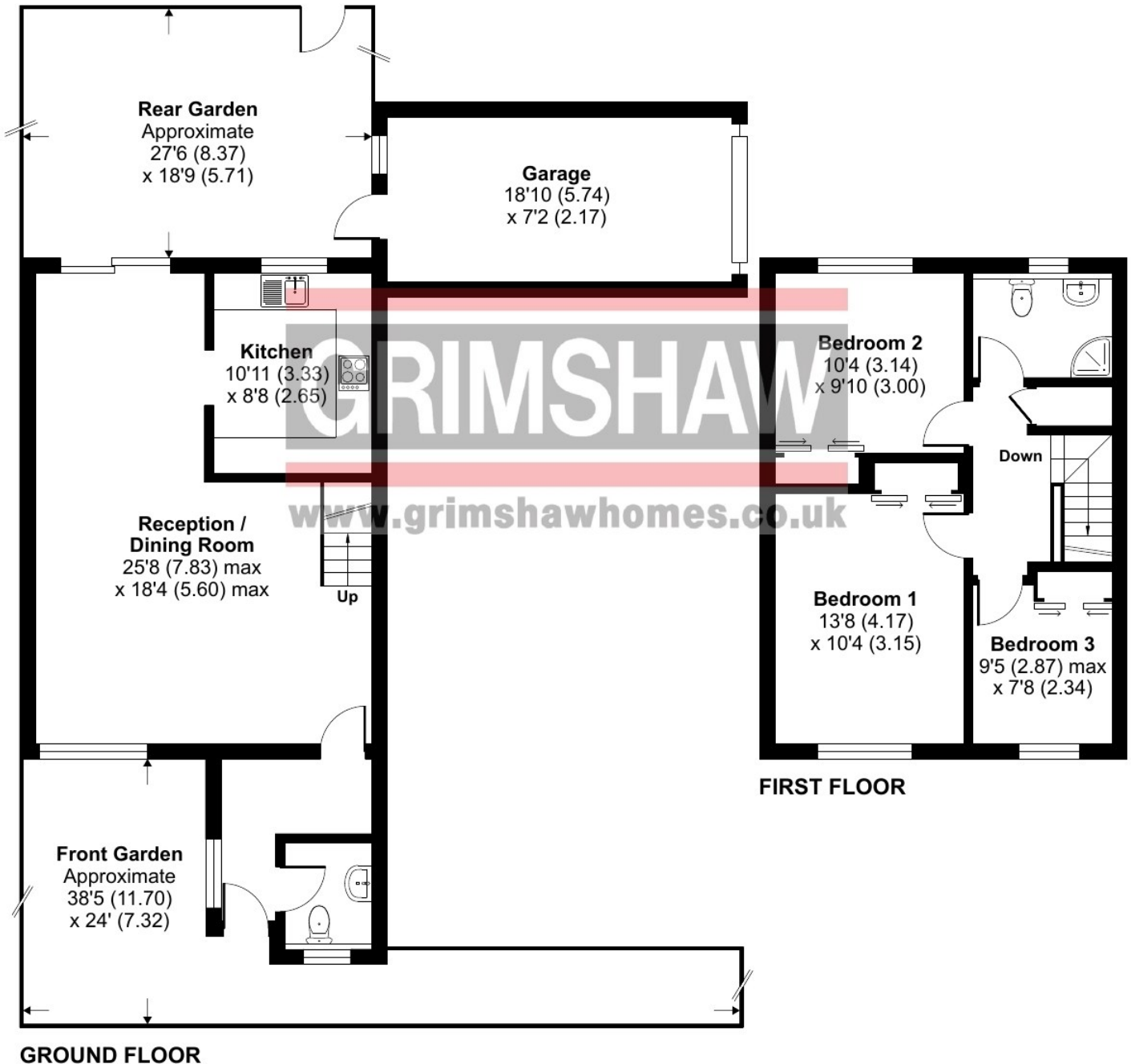
The Mead, London, W13

Approximate Area = 1031 sq ft / 95.8 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1165 sq ft / 108.2 sq m

For identification only - Not to scale







EPC Rating = D

Council tax band = F £2,948.14 (for current financial year 2025-2026)

Local authority: London Borough of Ealing

Parking: Garage at the side with 2 off-street parking spaces

Accessibility: Internal staircase

Connected services and utilities: Mains water and drainage, electricity, gas central heating, mains gas, broadband connected, landline connected, cavity wall insulation

Flood risk: -

Surface water very low risk which means less than 0.1% chance of a flood each year.

Rivers and sea very low risk which 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.

21.07.2025 Ref: 9984

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