



Ainsdale Road, Ealing, London W5 1JX
Price £1,150,000 Freehold - No Chain

A 4-bedroom semi-detached property arranged over three floors with a front garden and side access to a large, stunning, south-facing rear lawn garden, garage with shared drive and off-street parking.

The entrance hall leads to 2 good sized reception rooms (1 at the rear with access to the rear garden), fitted kitchen with a door to the conservatory and a cloakroom. On the first floor are 3 bedrooms, a family bathroom and a separate WC. The second floor has a further bedroom with storage.

There is a large stunning south-facing rear lawn garden of approximately 145ft with paved patio area and a garage with shared drive and parking space.

Situated on the favoured **Greystoke Park Estate**, just a few minutes' walk to **Hanger Lane** station with local shopping facilities and also well-placed for **Park Royal** station also with local shopping facilities.

Several bus routes are nearby including for **Ealing Broadway** station with Elizabeth Line connection & town centre. The beautiful open space of Hanger Hill park is nearby. Also with access to the M1, M4 & M40 motorways.

Well-paced for a number of local schools including St Augustine's Priory, Montpelier Primary, St Benedict's, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Notting Hill & Ealing High and Twyford CofE High.



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Approximate Area = 1850 sq ft / 171.8 sq m (includes garage)

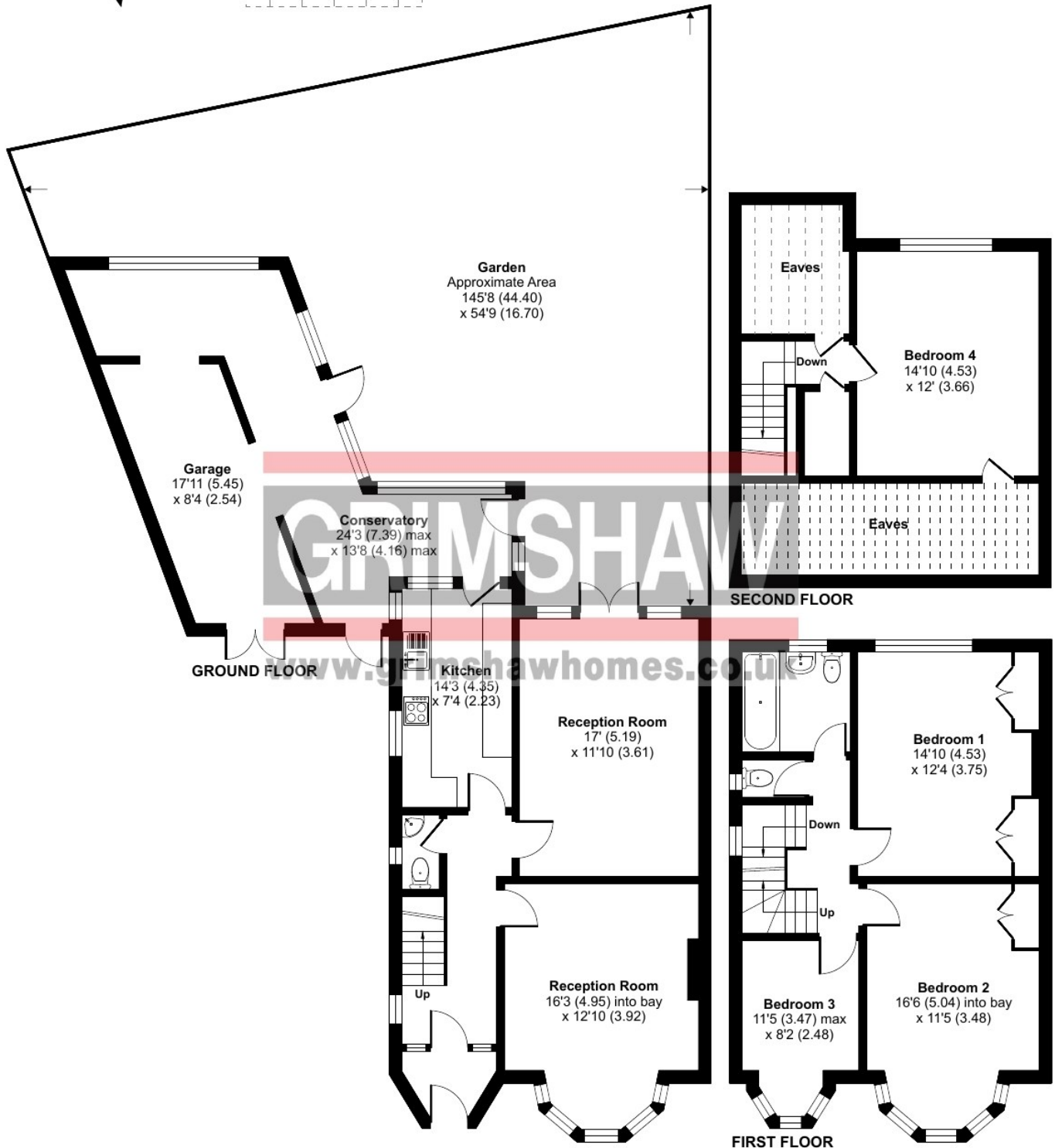
Limited Use Area(s) = 196 sq ft / 18.2 sq m

Total = 2046 sq ft / 190 sq m

For identification only - Not to scale



Denotes restricted
head height





EPC Rating = F

Council tax band = F (£2,948.14 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Garage with shared drive and parking space

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (back boiler is out of order) radiator heating: mains drainage: TPOs on trees in the grounds of the flats, behind the property

Surface water : 'Low' means between 0.1% and 1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

(Some photos taken and supplied by the vendor)

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.

28.8.25

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