



**Denbigh Road, Ealing, London W13 8NH**  
**Price £1,750,000 Freehold - No Chain**

A semi-detached, period property with accommodation arranged over two floors. The ground floor has an elegant entrance hall, leading onto the three reception rooms; the front formal reception room, dining room and kitchen/breakfast room. On the first floor, there are four bedrooms, bathroom and separate WC.

The rear lawned garden is approximately 40'11 x 27ft and there is off-street parking for 1-2 cars at the front.

**Situated in a sought after location approximately 0.5 miles from West Ealing (Elizabeth Line) station, local shops and Waitrose and 0.9 miles from Ealing Broadway station & town centre. Road links include the A40 and A406.**

**Local schools include Notting Hill & Ealing, St Benedict's, Durston House, Drayton Manor High, Ellen Wilkinson and Ada Lovelace and local primaries are Drayton Green, Christchurch and North Ealing.**

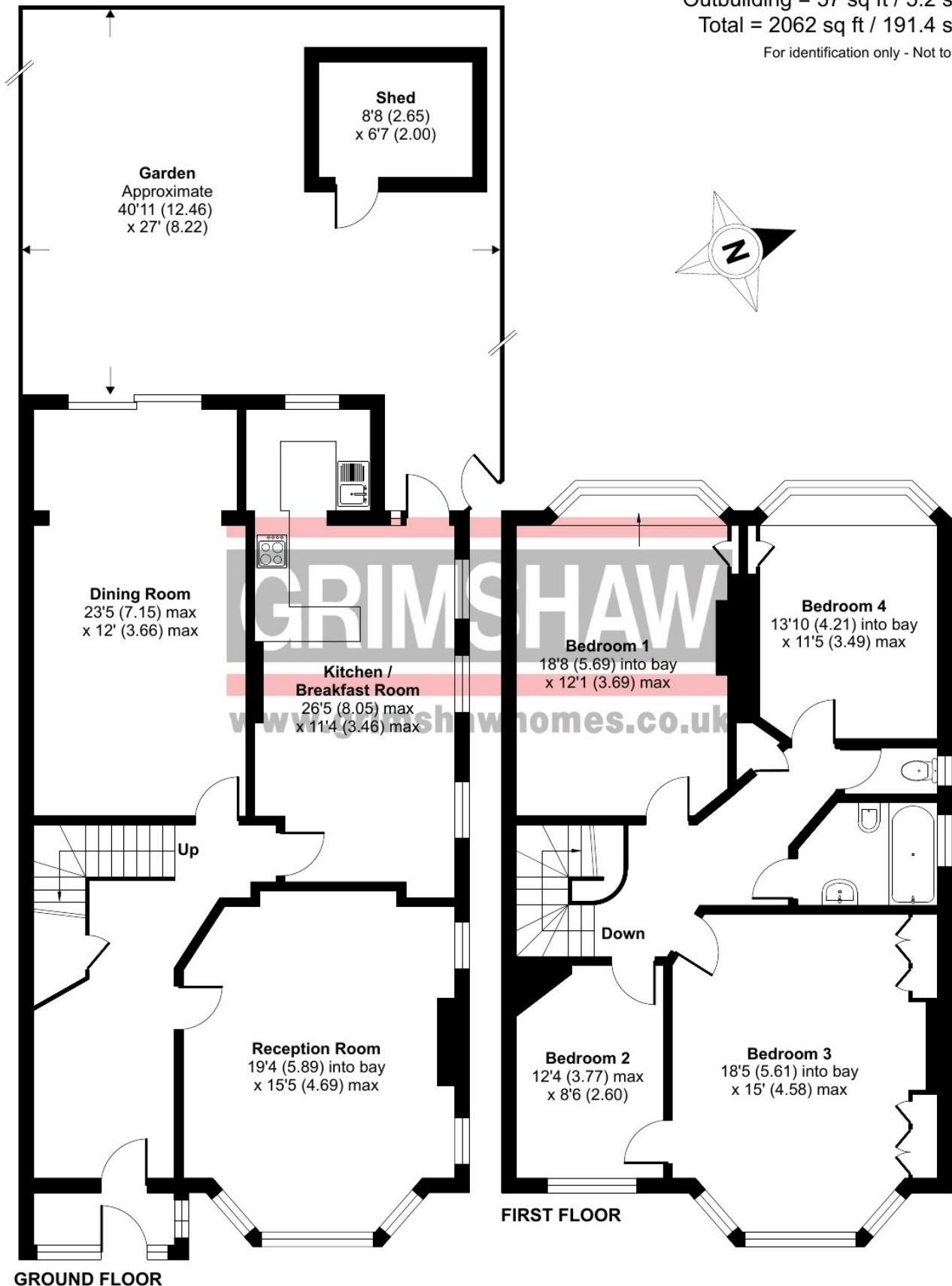
# Denbigh Road, London, W13

Approximate Area = 2005 sq ft / 186.2 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 2062 sq ft / 191.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Grimshaw & Co. REF: 1344070









EPC rating = C

Council tax band = G (£3,401.7) 2025/2026

Local authority: London Borough of Ealing

Parking: Forecourt parking: CPZ Ealing Broadway Zone W

Accessibility: Internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage: broadband connected: landline connected: Vaillant gas central heating boiler and radiator heating: insulated loft

We understand built in 1920s and kitchen extension completed 55 years ago

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.

29.08.2025 Ref: 10011

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