



**Winscombe Crescent, Ealing, London W5 1AZ**  
**Price £1,149,000 Freehold - No Chain**

**A well-presented, Edwardian 4-bedroom Brentham semi-detached residence on three floors with high ceilings, period features and west-facing rear lawn garden of approx 45ft. The property has been decorated and partly refurbished.**

On the ground floor the entrance hall leads to 2 communicating reception rooms with fireplace surrounds, picture rails and a door to the rear garden, fitted kitchen and cloakroom (WC and wash hand basin). Up to the first floor with 3 bedrooms and a family bathroom. The second floor has a bedroom with an en suite shower room / WC and eaves storage.

Outside is a front garden and a west-facing rear lawn garden of approx 46ft with patio area.

Situated in a premier position on the sought-after **Brentham Garden Estate**, a conservation area of architectural interest. Near to **Pitshanger Lane Village** for local shopping facilities, bars and restaurants as well as the lovely open space of Pitshanger Park. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools including North Ealing Primary, St Benedict's, Montpelier Primary, Ada Lovelace CofE High, St Gregory's Primary and Notting Hill & Ealing High.

Denotes restricted  
head height

# Winscombe Crescent, London, W5

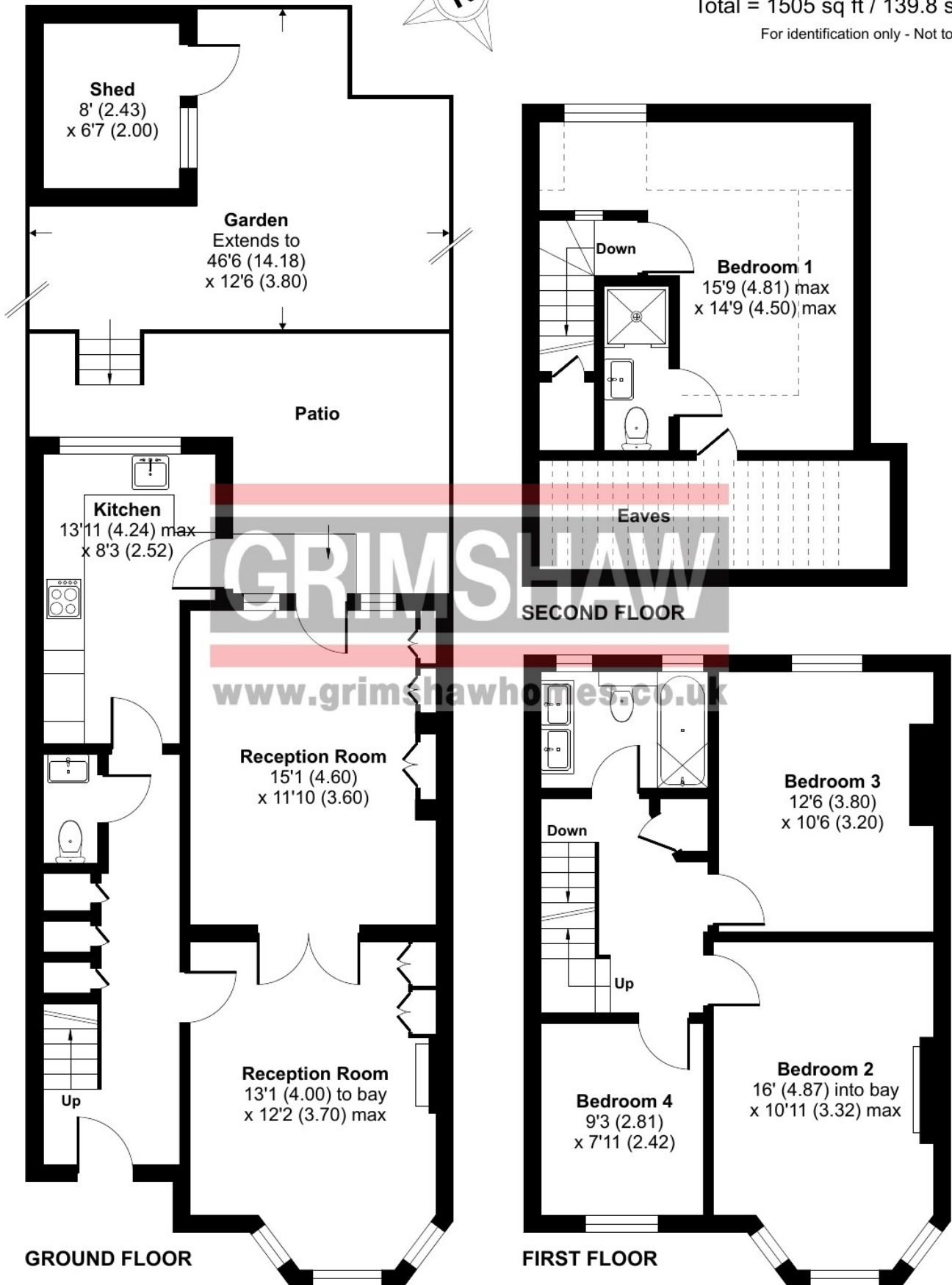
Approximate Area = 1271 sq ft / 118.1 sq m

Limited Use Area(s) = 182 sq ft / 16.9 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 1505 sq ft / 139.8 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

Parking: On street parking

Accessibility: internal staircase and outside steps leading down to the lawn area

Connected services and utilities: Gas supply: electric supply: mains drainage

Surface water : Very low | Less than 0.1% chance of a flood each year

Rivers and sea: Very low | 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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