



Boileau Road, Ealing, London W5 3AL
Price £1,595,000 Freehold - No Chain

Retaining many original features - a beautiful, semi-detached Edwardian property is arranged over three floors and has been extended by the current owner to create a spacious 6-bedroom family home (over 2577 sq ft).

The spacious, elegant tiled hall with an arch, stained-glass windows and mouldings leads on to a front glamorous reception room with deep moulded cornices and fireplace surround. There is also a cloakroom, utility room, fitted kitchen leading to a breakfast room extension with panoramic views of the garden and a rear reception room with doors onto the rear garden.

On the first floor are 4 bedrooms, an en suite shower room and a family bathroom.

The second floor has 2 further bedrooms and a shower room.

There is a beautiful rear lawn garden of approx 77ft with paved patio, apple, cherry, pear and plum trees. Off-street parking at the front.

Situated in a popular road, within walking distance of **North Ealing** station with local shopping facilities and with access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Road connections for the A4 and M4 & M40 motorways. Well-placed for a number of local schools including Holy Family Catholic School, St Augustine's Priory, St Benedict's, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Montpelier Primary, Christ the Saviour CofE Primary and Notting Hill & Ealing High.

Boileau Road, London, W5

Approximate Area = 2335 sq ft / 216.9 sq m (excludes store)

Limited Use Area(s) = 142 sq ft / 13.1 sq m

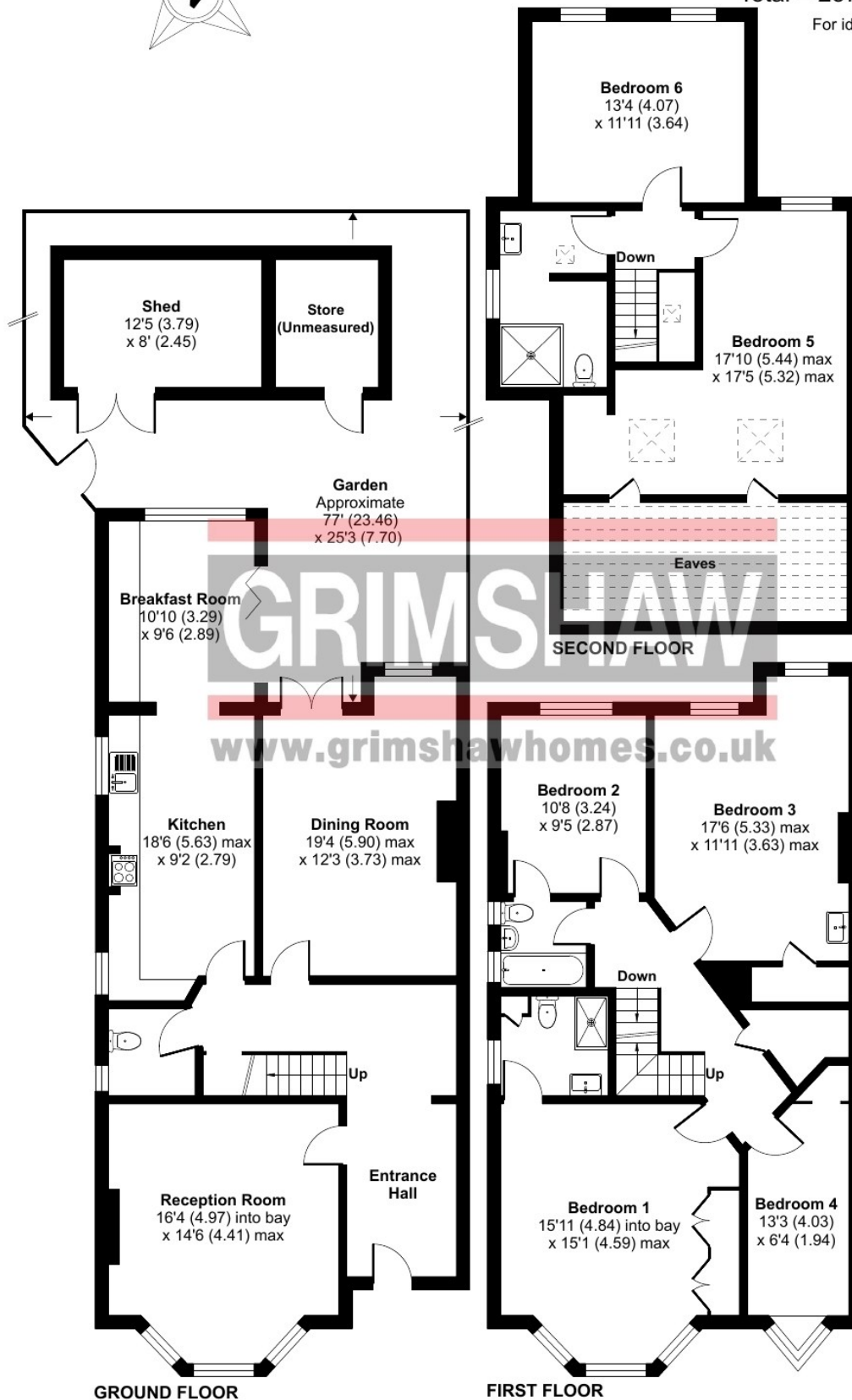
Outbuilding = 100 sq ft / 9.2 sq m

Total = 2577 sq ft / 239.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grimshaw & Co. REF: 1320945





EPC Rating = D

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

Local authority: London Borough of Ealing

Parking: Forecourt parking. Controlled parking West Acton Zone Z

Accessibility: internal staircase

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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