



Lynwood Road, Ealing, London W5 1JG

Price £1,395,000 Freehold

On the market for the first time in approximately 50 years, a spacious 4-bedroom, 3 reception room semi-detached double-fronted property arranged over two floors. Lovely rear garden of approximately 66ft (backing onto a nature reserve) and at the front, off-street parking for 2 cars. The property requires updating throughout and offers great potential, with the possibility of extending into the loft (subject to the usual regulations).

The spacious entrance hall leads to 3 reception rooms (rear reception extended with large picture window), fitted kitchen and a ground-floor shower room/WC. On the first floor, there are 4 bedrooms and a shower room with WC and wash hand basin. There is also a separate WC. The rear lawn garden has well-established borders, a pond and there is a paved terrace. Leafy outlook beyond.

Situated in a sought-after location on the favoured **Greystoke Park Estate**, backing onto a nature reserve and near to the lovely open space of **Hanger Hill park**.

With access to **Hanger Lane & Park Royal** stations with local shopping facilities. Buses are on hand for **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Also with access to the award-winning **Pitshanger Lane Village** with local shops, bars and restaurants.

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

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Approximate Area = 1723 sq ft / 160 sq m

Outbuilding = 101 sq ft / 9.3 sq m

Total = 1824 sq ft / 169.3 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: Off-street parking for 2 cars.

Accessibility: Internal staircase

Garden: there is a pond

We understand that partial underpinning was completed approximately 50 years ago.

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

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

Please note that this is an Executor sale and that the Executor and some of the beneficiaries are staff of Grimshaw and Co

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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