



Claremont Road, Ealing, London W13 0DG

Price £1,110,000 Freehold

A beautifully-appointed 6-bedroom semi-detached 1930s property on three floors with an east / west aspect and west-facing rear lawn garden of approx 57ft.

Entrance hall leads to 2 reception rooms, fitted kitchen and a cloakroom. The rear reception room has double doors to the large L-shaped conservatory with 2 sets of double doors leading to the rear garden. The kitchen also has access to the conservatory.

On the first floor are 4 bedrooms and a shower room. The second floor has 2 further bedrooms and a bathroom.

Front garden and beautiful west-facing rear garden of approx 57ft with side access and shared drive.

Situated in a sought-after location, near to the lovely open space of Cleveland Park and with access to Pitshanger Lane Village for local shopping facilities, bars and restaurants.

Several bus routes are nearby including for **Ealing Broadway** station with Elizabeth Line connection & town centre. With access to **Castle Bar Park** station towards Central London and **West Ealing** station (also with Elizabeth Line connection).

Road connections for A4, A40, A406 / Western Avenue and M4 / M40 motorways.

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





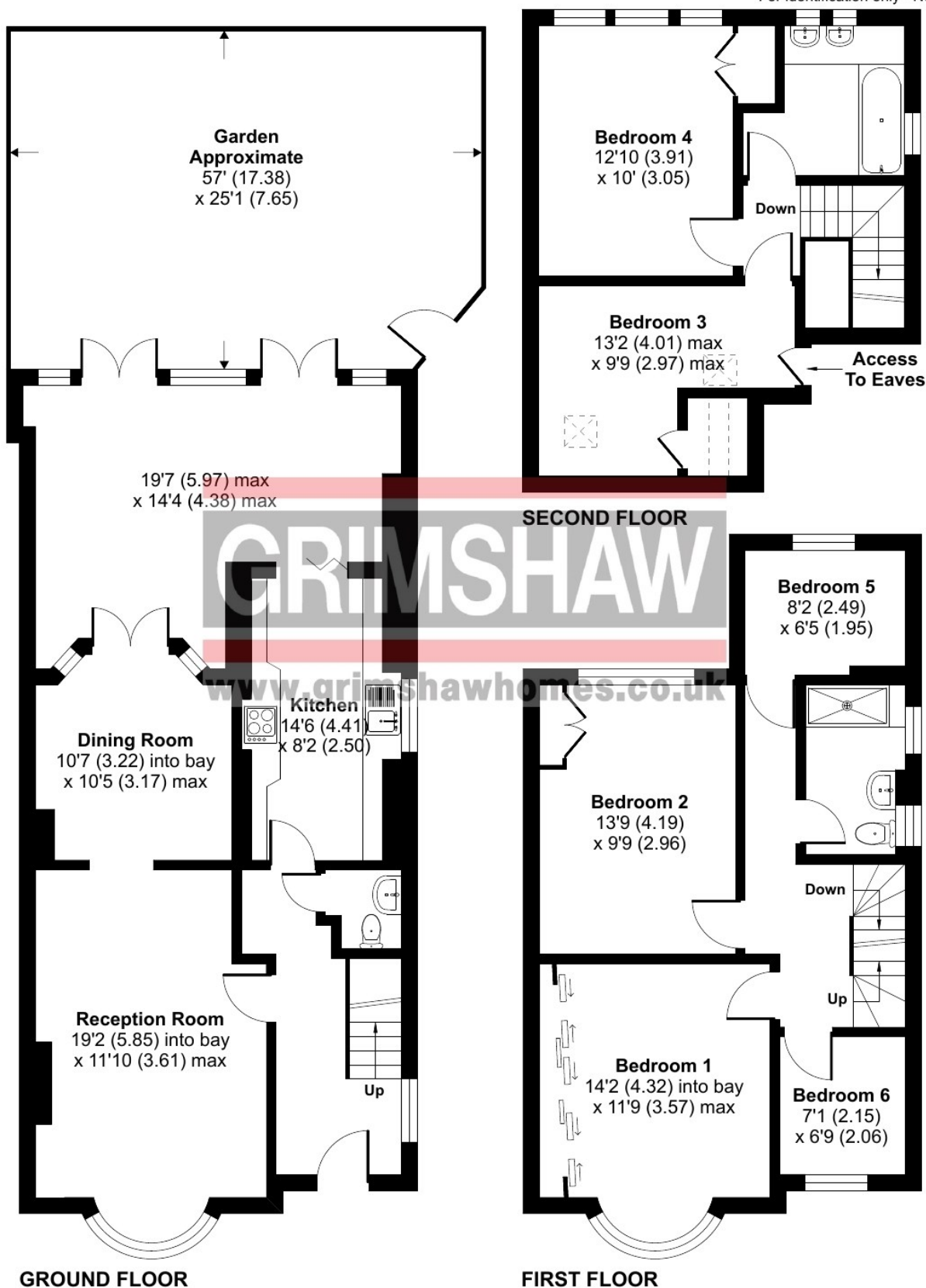
Claremont Road, London, W13

Approximate Area = 1700 sq ft / 157.9 sq m

Limited Use Area(s) = 16 sq ft / 1.5 sq m

Total = 1716 sq ft / 159.4 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). © ntechcom 2025. Produced for Grimshaw & Co. REF: 1255802



EPC Rating = D

Council tax band = F (£2,814.27 for 2024/2025)

Local authority: London Borough of Ealing

Parking: On road parking: shared drive

Accessibility: Staircase

Structural changes: Ground floor conservatory extension

Connected services and utilities: Electricity: mains gas (Vaillant gas central heating boiler and radiator heating): mains drainage: broadband connected: landline connected: loft insulated and boarded

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.

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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

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