



**Brentham Way, Ealing, London W5 1BE**  
**Price: £1,100,000 Freehold - No Chain**

**An unusually spacious (approximately 1323 sq ft), extended 3-bedroom Brentham property arranged over two floors with 3 reception rooms, front garden and a lovely rear lawn garden of approximately 47ft.**

Ground Floor — entrance hall, 3 reception rooms (1 is a dining room which is open-plan with the kitchen) and shower room.

First-floor — 3 bedrooms and a large family bathroom with WC and bidet.

Outside is a front lawn garden and a 47ft rear lawn garden with storage.

Situated on the favoured **Brentham Garden Estate** - a conservation area of architectural interest. Within easy reach of the award-winning **Pitshanger Lane Village** for local shops, bars and restaurants.

Access to the open spaces of Montpelier park and Pitshanger park and to **Ealing Broadway** station with Crossrail Link (Elizabeth Line) connection & town centre and the M4 & M40 motorways.

Local schools including North Ealing, Montpelier & St Gregory's Primaries, St Benedict's, St Augustine's Priory and Notting Hill & Ealing High.

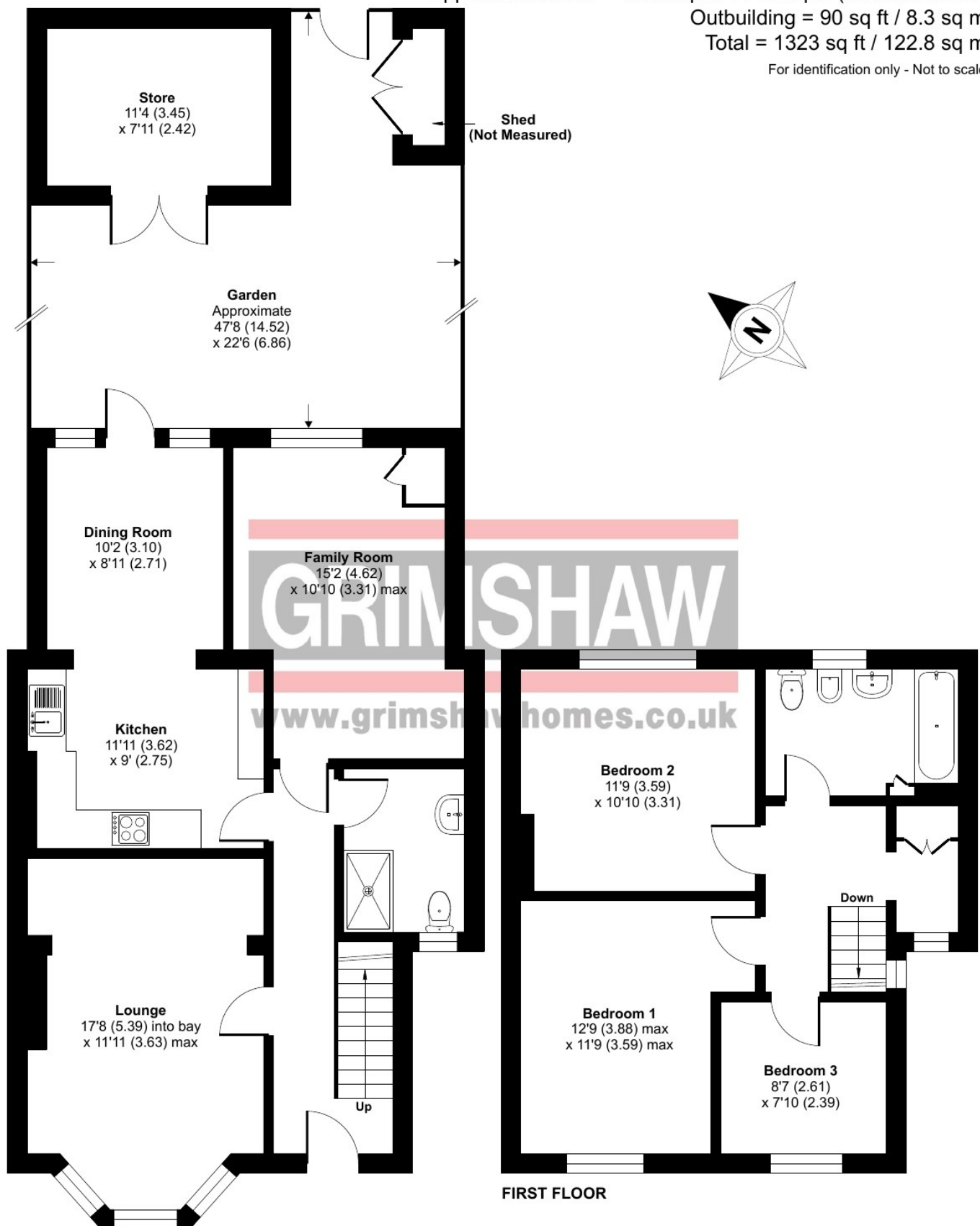
# Brentham Way, London, W5

Approximate Area = 1233 sq ft / 114.5 sq m (excludes store)

Outbuilding = 90 sq ft / 8.3 sq m

Total = 1323 sq ft / 122.8 sq m

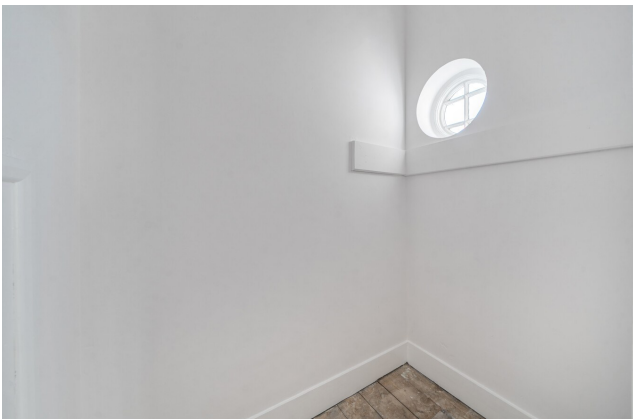
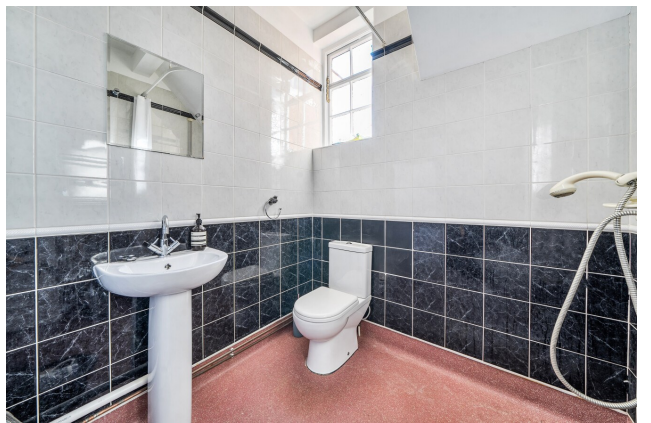
For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Grimshaw & Co. REF: 1385171





EPC Rating = D

Council tax band = F (£2,984.14 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: No CPZ. On road parking

Accessibility: internal staircase

Connected services and utilities: Gas supply (combi gas central heating boiler and radiator heating); electricity supply: mains drainage: loft boarded and insulated

We understand there is a holly tree and laburnum tree with preservation order

We further understand the property has been recently underpinned and documents will be available from the vendor for inspection. It has also been recently repainted throughout

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.

02.12.2025 Ref: 10030

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