



Héronsforde, Ealing, London W13 8JE
Price £799,950 Freehold - No Chain

A 3-bedroom two-storey town house (approx 100 sq m) with French doors from the reception room leading to the rear garden of approx 54' with terrace and open-plan to a luxury fitted kitchen. Garage in separate block.

Ground floor - entrance hall, cloakroom, reception room open-plan with luxury fitted kitchen and a utility room.

First floor - 3 bedrooms, family bathroom / WC and an en suite shower room / WC.

Outside - an attractive walled and lawn rear garden (approx 54ft) with terrace.

Situated in a popular landscape garden setting on the former Wates Estate, well placed for local schools including North Ealing Primary, Notting Hill & Ealing High, St Gregory's Primary, St Benedict's, Drayton Manor High, Montpelier Primary and also Ada Lovelace CofE High.

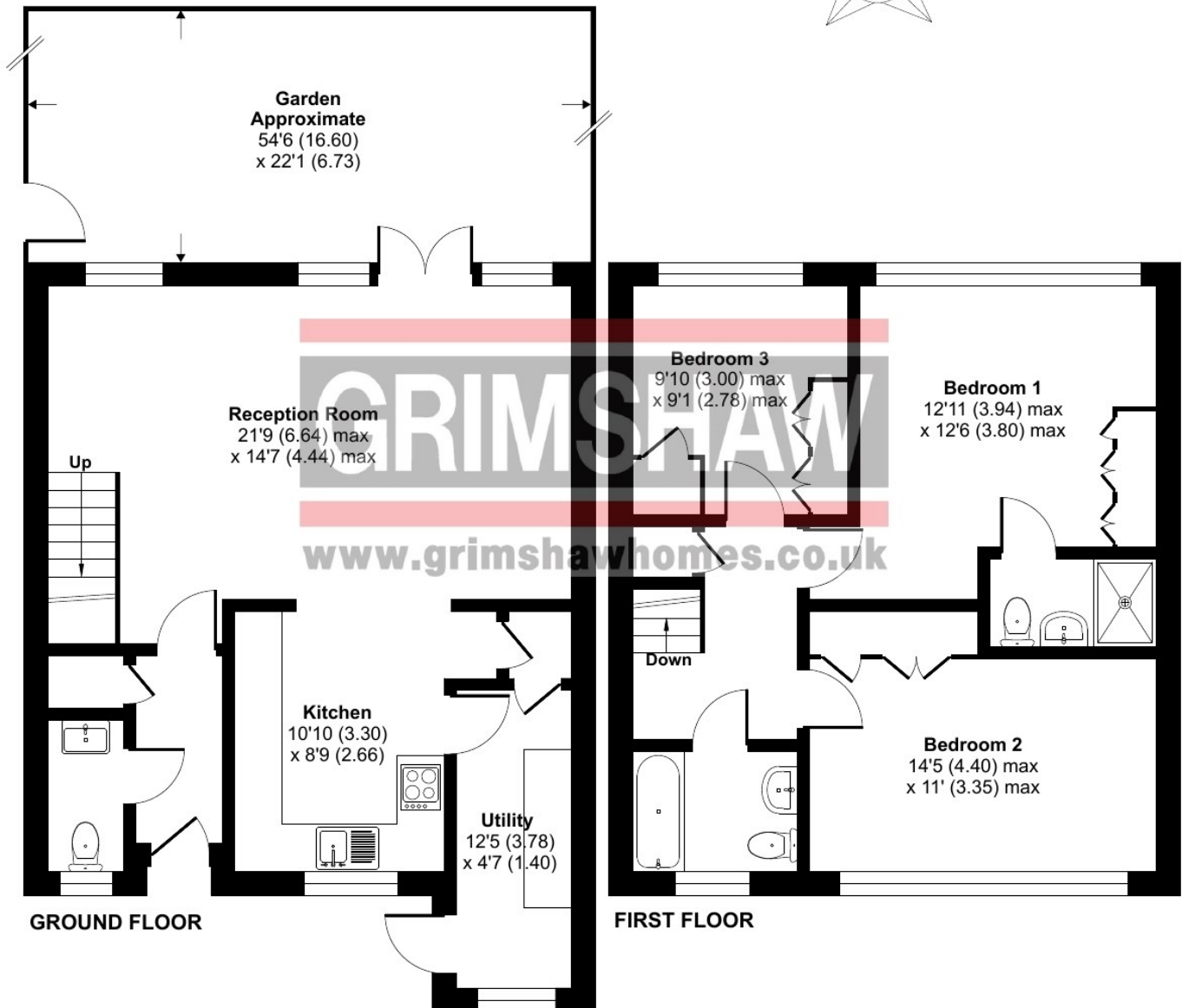
With easy access to **Ealing Broadway** station with Elizabeth Line connection & town centre and the award-winning Pitshanger Lane for local shops, bars and restaurants.

Road connections include A40 / Western Avenue, A4 and the M4 / M40 motorways.

Heronsforde, London, W13

Approximate Area = 1080 sq ft / 100.3 sq m

For identification only - Not to scale







We understand there is a communal charge for the communal areas to be approximately £1,000 per annum

EPC Rating = C

Council tax band = F (£2,948.14 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Controlled parking zone (West Ealing Extension Zone HH) and a garage in a separate block

Accessibility: internal staircase

Connected services and utilities: Gas supply (gas central heating boiler and radiators):
electricity supply: mains drainage: no landline: broadband connected: no CCTV

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.

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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