



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.

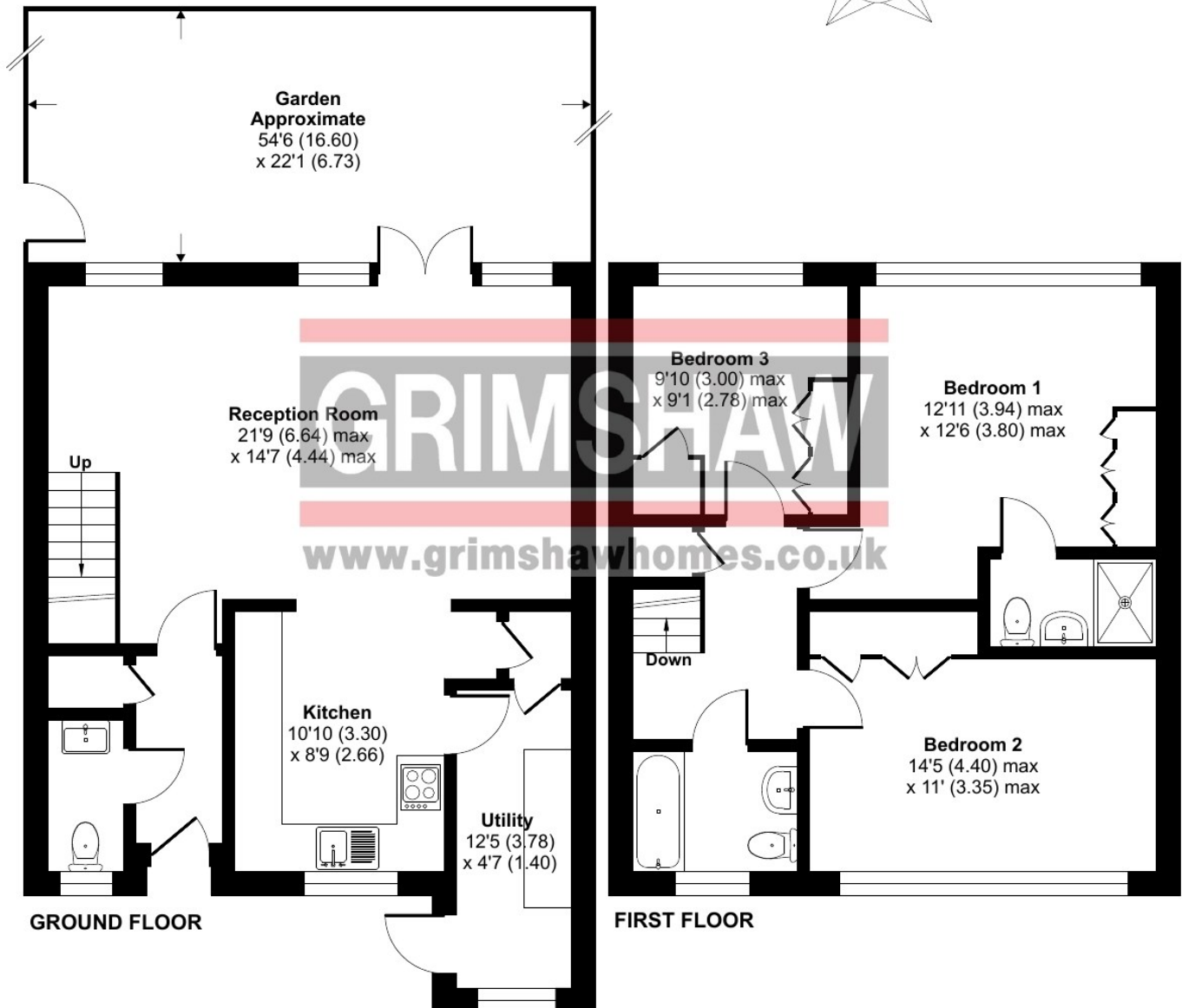
With easy access to **Ealing Broadway** station with Elizabeth Line connection & town centre and the award-winning Pitshanger Lane for local shops, bars and restaurants.

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2026. Produced for Grimshaw & Co. REF: 1400400





Service charge for communal areas: To be confirmed

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.

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.

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