



The Ridings, Ealing, London W5 3BU

Price £3,750,000 Freehold

Nestled in an enclave, in a sought-after Ealing location - a double-fronted detached 1930s property on three floors offering a unique family home which has been extended and remodelled to a high standard by the current owners. The fully restored interiors include spa-level amenities, spacious terrace, lift access to all floors and underfloor heating on the ground floor.

There is a beautiful tiled entrance hall, guest cloakroom, double doors to an impressive double aspect kitchen / dining area, steps leads down to a stunning reception room with lofty ceilings and great views of the garden.

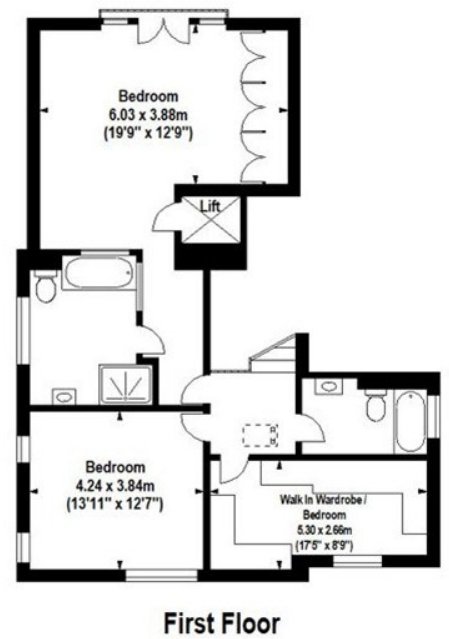
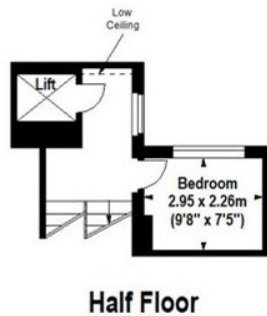
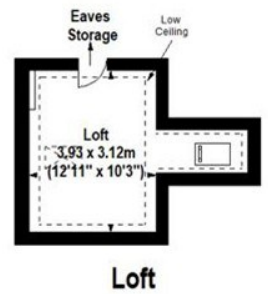
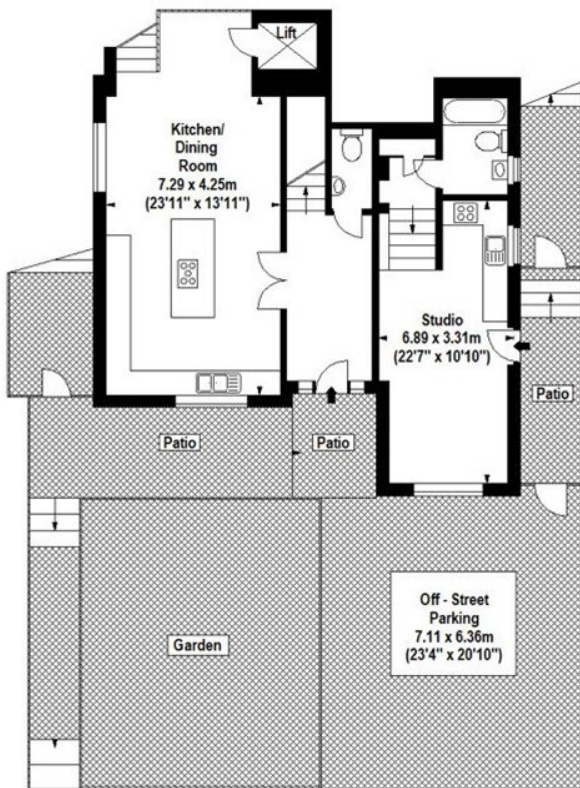
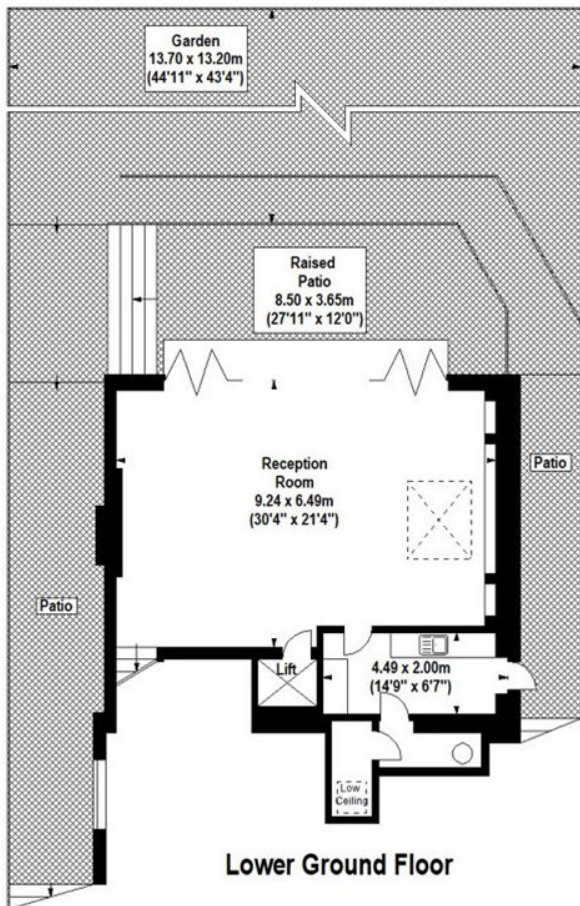
On the first floor, there is an impressive spacious principal bedroom suite with a deep bath and walk-in fully-tiled shower room, dressing room and doors to a balcony. There are a further 2 bedrooms and a family bathroom.

The separate entrance on the side of the property leads to a studio flat which would be ideal for guests or family requiring some privacy. This is also accessible from the main house entrance hall.

There are bi-folding doors from the reception room leading to a large terrace and steps down to the lawn area with mature borders, trees and is not overlooked. To the front, forecourt parking for 2 cars.

Situated on the **Hanger Hill East (Haymills Estate)** a conservation area. With access to a number of local schools including Holy Family Catholic Primary, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, The Japanese School, West Acton Primary and Twyford CofE High.

Good transport connections including **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations all with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections include A40 / Western Avenue, A4 and the M4 / M40 motorways.



Floor plan supplied by vendor
Measurements are approximate. Not to scale
Illustrative purposes only.







EPC Rating = C

Council tax band = H (£3,401.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Off-street parking and CPZ - Hanger Hill Zone O

Accessibility: Internal lift access to all floors, internal staircases and steps down to the lawn in the rear garden

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

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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