



**The Ridings, Ealing, London W5 3DR  
Price £1,199,950 Freehold - No Chain**

**A rare opportunity to acquire a substantial detached Haymills-built home with flexibility and future potential. Ideal for investment or redevelopment. Currently configured as two self-contained flats - each flat comprises reception room, separate kitchen, two bedrooms and a bathroom. With large rear garden of aprox 74ft, garage at the side and off-street parking. (Subject to usual regulations).**

**Lapsed rear & loft planning permission to create a 5-bedroom family home. Planning could also include a side extension utilising the garage (subject to usual regulations). Significant scope to add value and reconfigure to suit individual requirements.**

Situated in a favoured location, on the **Hanger Hill East (Haymills Estate)**, a conservation area. With access to local schools including Holy Family Catholic Primary, St Augustine's Priory, Ellen Wilkinson High, Ada Lovelace CofE High and St Benedict's.

Good transport connections to Central London 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.

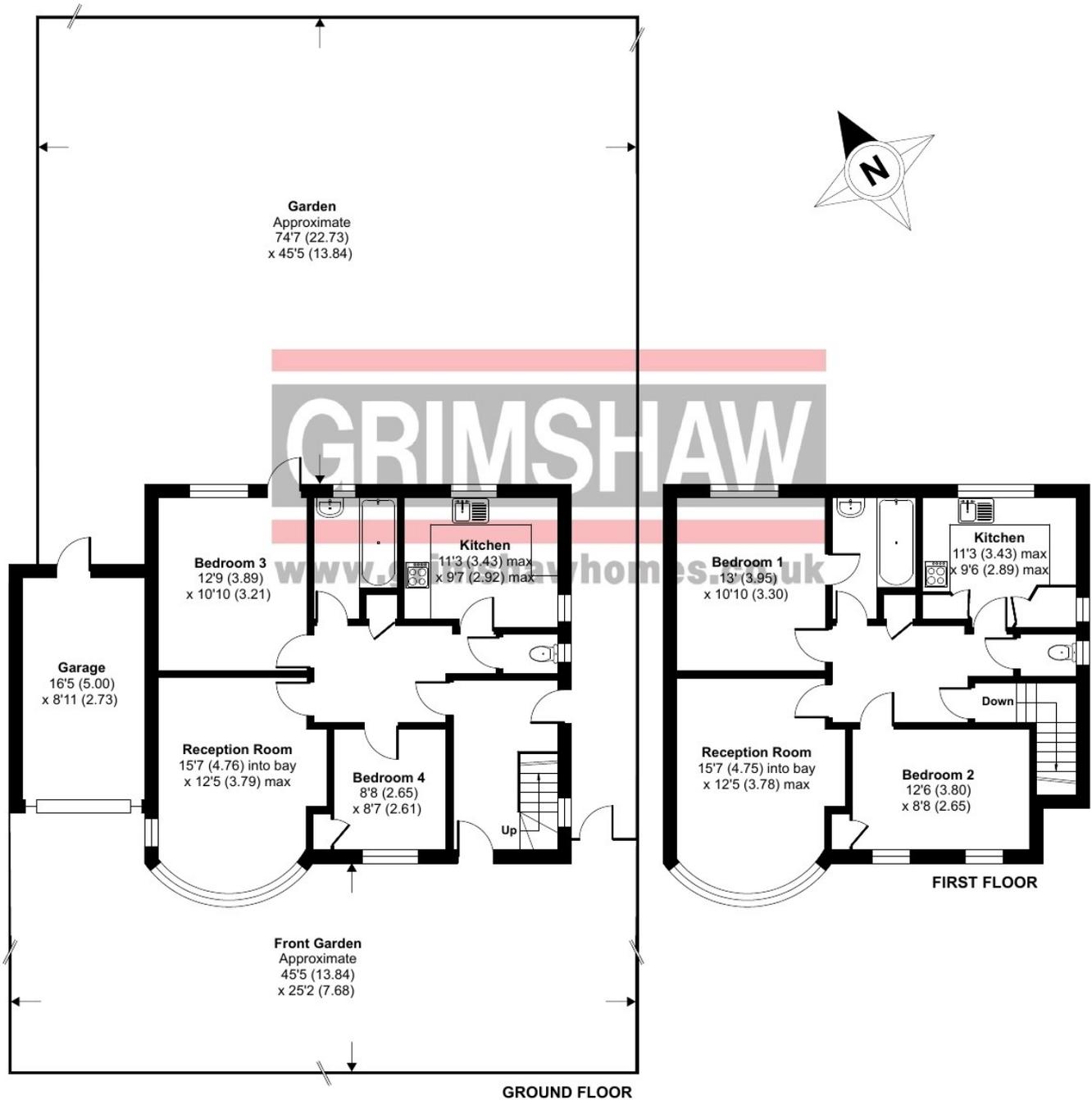
# The Ridings, London, W5

Approximate Area = 1556 sq ft / 144.5 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1703 sq ft / 158.2 sq m

For identification only - Not to scale







EPC Ratings = D for Ground Floor and C for First Floor

Council tax band = E (£2,494.57 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Controlled parking zone (Hanger Hill Zone O), garage at the side and off-street parking

Accessibility: internal staircase and small step at the front of the property into the house

Connected services and utilities: Gas supply (gas combi boiler / radiators for first floor, storage heaters for ground floor); electricity supply: mains drainage: broadband connected: no CCTV

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.

04.03.2026 Ref: 10033

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

**GRIMSHAW**  
www.grimshawhomes.co.uk