



Audley Road, Ealing, London W5 3ES
Price £2,500,000 Freehold - No Chain

A spacious and well-presented 6-7 bedroom detached double-fronted property arranged over three floors with a lovely rear lawn garden, garage at the rear and forecourt parking. The property benefits from air conditioning in majority of the house, all of the ground floor has Italian marble floor except the kitchen and the upper floors have wood floors.

The grand entrance hall leads to a front reception room, large extended double L-shaped reception room, large 20ft kitchen with porcelain floor, cloakroom and a utility area.

On the first floor there are 5 bedrooms. Bedroom 1 has an en suite bathroom with a Jacuzzi bath and WC, a small bedroom with air con and 3 other bedrooms with 3 en suite shower rooms / WC.

The second floor has a further two bedrooms - 1 is used as an office and a bathroom / WC.

Situated in a favoured location, on the **Hanger Hill East (Haymills Estate)** a conservation area.

With 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 with numerous shops, bars and restaurants.

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

Audley Road, London, W5

Approximate Area = 2789 sq ft / 259.1 sq m

Limited Use Area(s) = 248 sq ft / 23 sq m

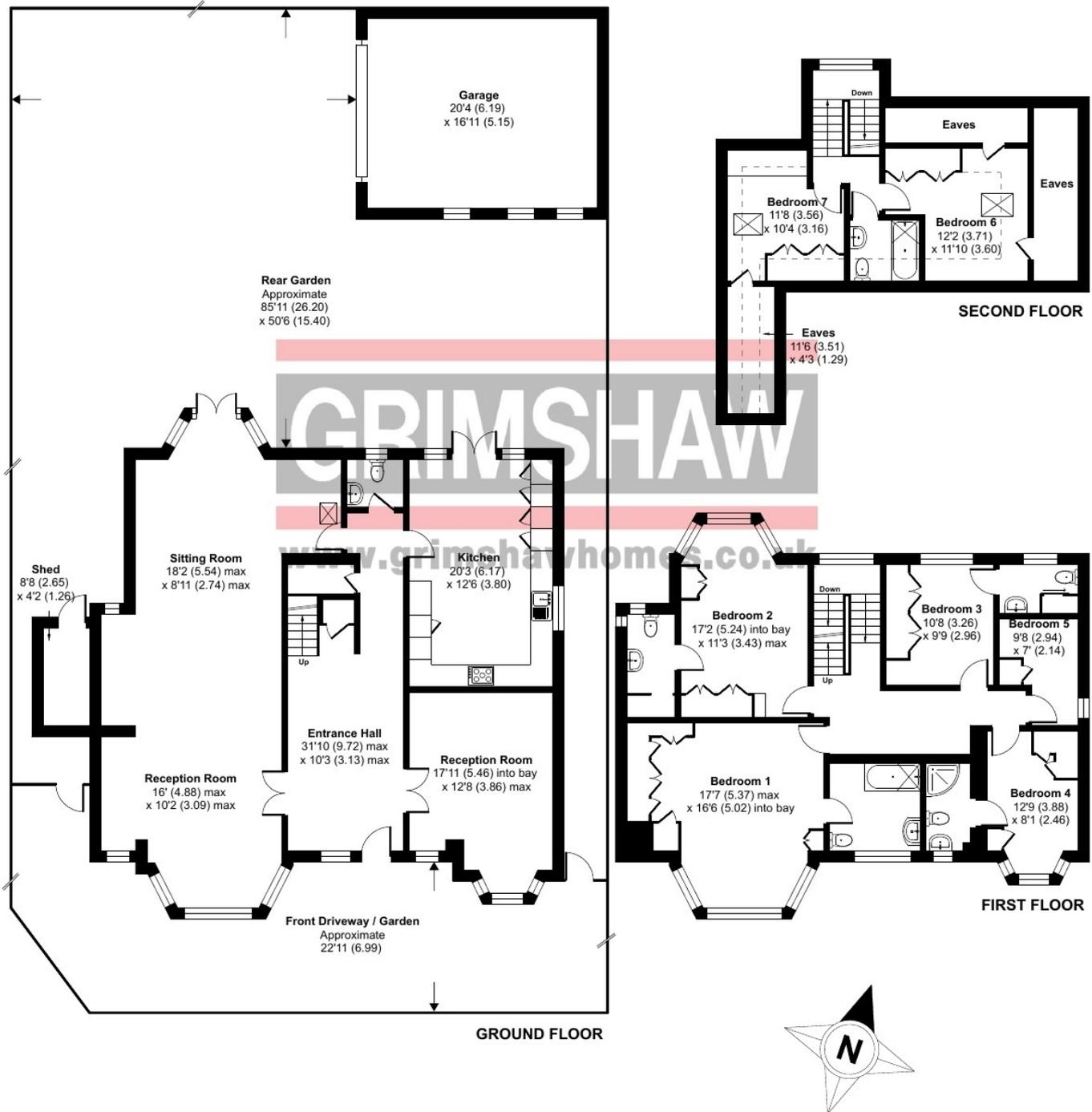
Garage = 343 sq ft / 31.8 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 3416 sq ft / 317.2 sq m

For identification only - Not to scale

Denotes restricted head height







EPC Rating = D

Council tax band = H (£4,082.04 for 2025/2026)

Local authority: London Borough of Ealing

Conservation area: Haymills Estate

Parking: Garage at the rear onto The Ridings: Controlled Parking Zone Hanger Lane O

Accessibility: Internal staircase

Connected services and utilities: Electricity: mains gas: 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.

23.02.2026 Ref: 10047

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