



## **Lanark Close, Ealing, London W5 1SN**

### **Price £1,300,000 Freehold**

**An extended and well-presented 5-bedroom terraced town house with flexible family accommodation on three floors and forecourt parking. With potential to use as two separate living areas.**

Ground floor - entrance, approx 23ft kitchen / reception room, shower room with separate WC and 2 bedrooms (both with double doors to rear garden).

First floor - approx 21ft reception room with dining area, shower room / WC and a kitchen with access to a green area overlooking the rear garden.

Second floor - 3 further bedrooms and a family bathroom / WC.

Outside is a paved rear garden of approx 31ft with gated rear access and to the front forecourt parking.

Situated in a favoured residential location with no through traffic and just a short step to St Gregory's Primary school.

Access to the award-winning Pitshanger Lane village with local shopping facilities, bars and restaurants. Also with access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shops, bars and restaurants.

Other local schools include North Ealing Primary, St Benedict's, Montpelier Primary, Notting Hill & Ealing High, Ellen Wilkinson High, Drayton Manor High and Brentside High.

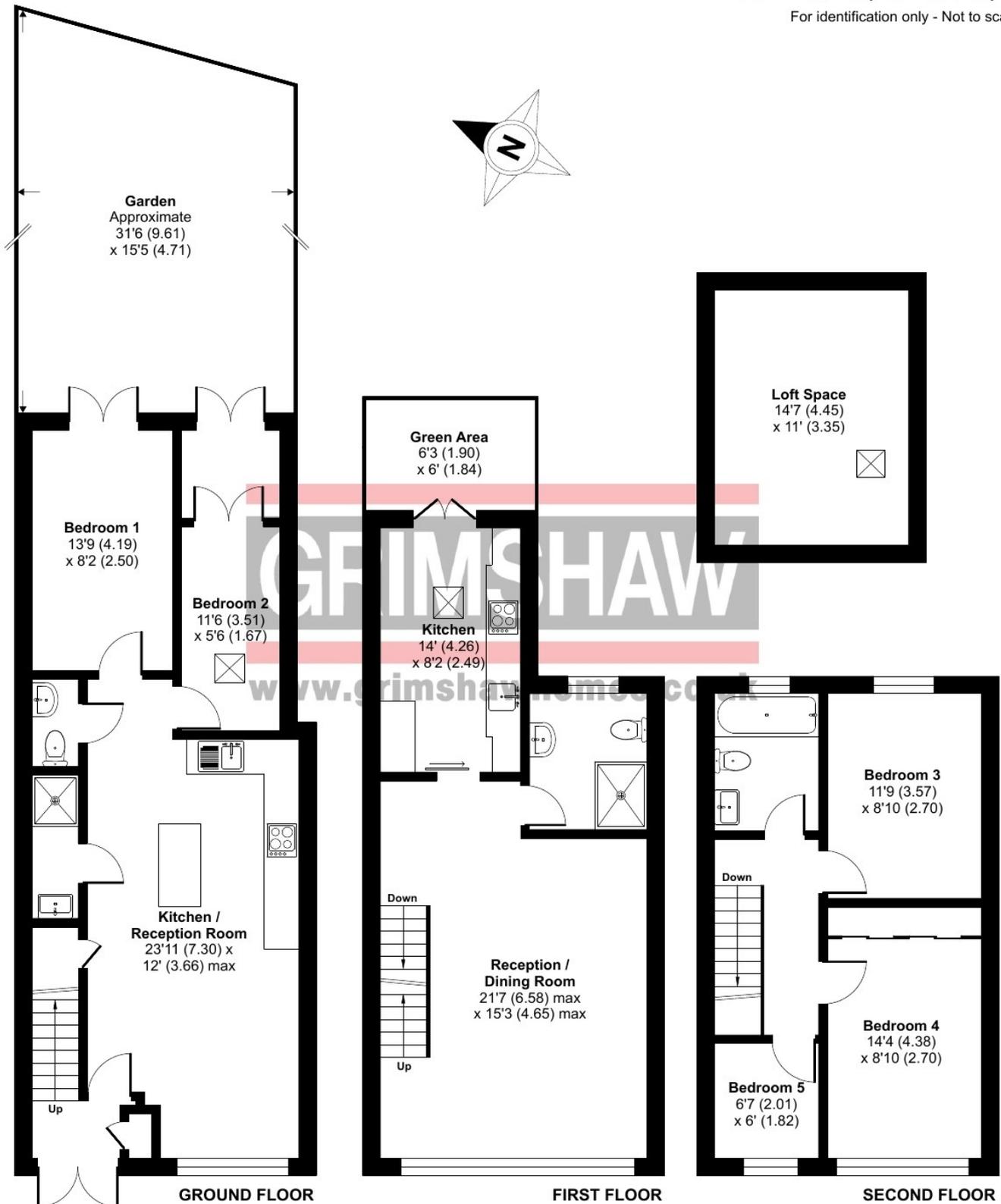
# Lanark Close, London, W5

Approximate Area = 1491 sq ft / 138.5 sq m

Loft Space = 160 sq ft / 14.8 sq m

Total = 1651 sq ft / 153.3 sq m

For identification only - Not to scale







EPC Rating = C

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

Local authority: London Borough of Ealing

Parking: Forecourt parking

Accessibility: internal staircase

Connected services and utilities: Gas supply (central heating, ground floor has a Vaillant combi boiler and the first floor a Vaillant mega clean boiler with a tank); electricity supply: mains drainage: broadband connected: landline connected: security alarm fitted to all doors: loft is boarded and insulated

The vendor has extended the property to include 2 rooms on the ground floor and 1 room on the first floor.

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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