



The Ridings, Ealing, London W5 3BT

Price: £2,000,000 Freehold - No Chain

An extended detached double-fronted property (approx 3000 sq ft) on three floors with an east / west aspect.

Ground floor - reception hall, double reception room, dining room open-plan with the luxury kitchen, study / bedroom 7 with an en suite shower room, cloakroom and a utility room.

First floor - 5 bedrooms, luxury en suite bathroom, family shower room and an en suite luxury shower room.

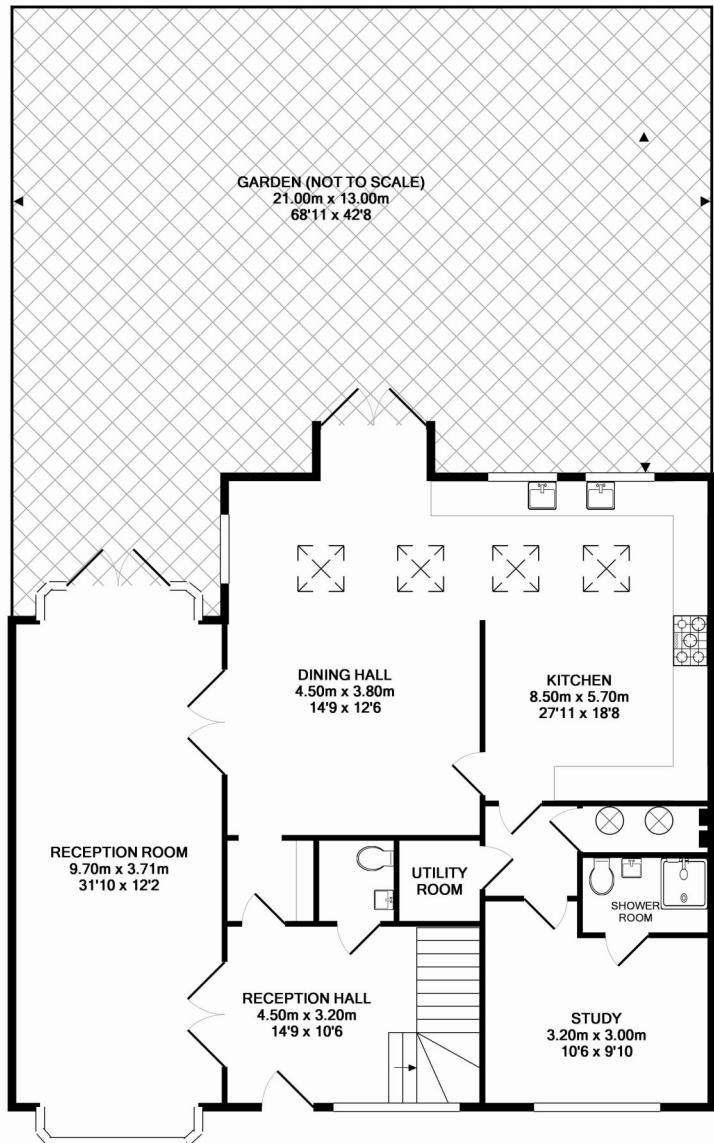
Second floor - bedroom with an en suite luxury shower room.

Outside - west-facing rear garden and off-street parking.

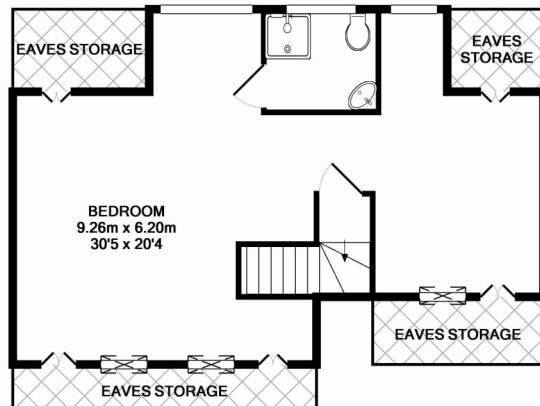
Situated in a favoured location, on the **Hanger Hill East (Haymills Estate)**, a conservation area. Close to a number of local schools including Montpelier Primary, St Benedict's, Holy Family Catholic Primary, St Augustine's Priory and Ada Lovelace CofE High.

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.

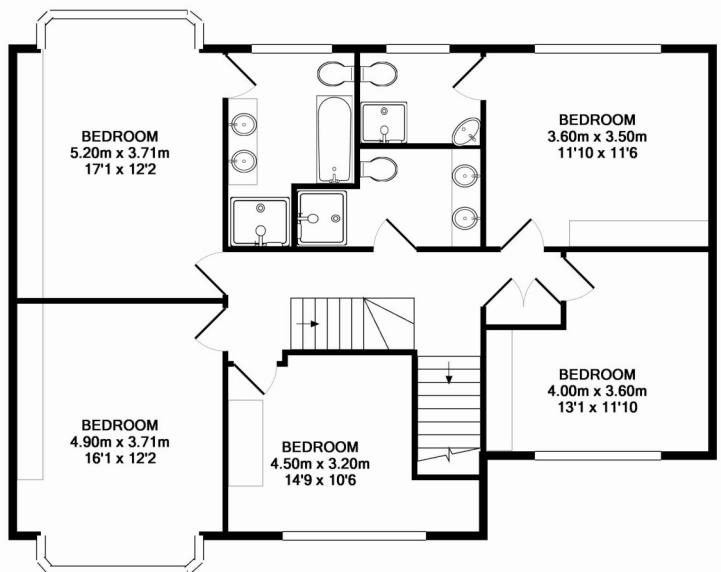
Road connections include A40 / Western Avenue, A4 and the M4 / M40 motorways.



GROUND FLOOR
APPROX. FLOOR AREA 130.0 SQ.M.
(1399 SQ.FT.)



2ND FLOOR
APPROX. FLOOR AREA 46.9 SQ.M.
(505 SQ.FT.)



1ST FLOOR
APPROX. FLOOR AREA 101.4 SQ.M.
(1092 SQ.FT.)

(Floor plan from previous)
TOTAL APPROX. FLOOR AREA 278.3 SQ.M.
(2995 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only.



AWAITING GARDEN PHOTOGRAPH

(Photographs taken previously)

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

Local authority: London Borough of Ealing

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

Accessibility: internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage: gas supply

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.