



Tring Avenue, Ealing, London W5 3QD

Price £1,350,000 Freehold

An extended and well presented, 4-bedroom semi-detached property arranged over two floors with some period features including fireplace surrounds, a south-west facing rear lawn garden with terrace of approx 66ft, garage and off-street parking at the front.

The spacious, light & airy entrance hall leads to two adjoining reception rooms, one with a French door to the rear garden, a study, a cloakroom and access to the garage. The large kitchen (approx. 22ft) with an atrium also has access to the rear garden and has a separate utility room.

Upstairs are 4 good sized bedrooms (the principal having an en suite separate dressing room and shower room) and a family bathroom with a separate WC.

The secluded rear lawn garden is approximately 66ft and has a paved terrace, mature borders and a large garden shed.

Situated near to the lovely open spaces of Ealing Common and **Ealing Common** station with local shopping facilities, cafes and restaurants. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre.

Local road connections include A406, A4, A40 and M4 / M40 motorways.

Local schools include Ark Acton Academy, Twyford CofE High, Ellen Wilkinson High, Durston House, St Benedict's and Notting Hill & Ealing High.

Tring Avenue, London, W5

Approximate Area = 1930 sq ft / 179.3 sq m

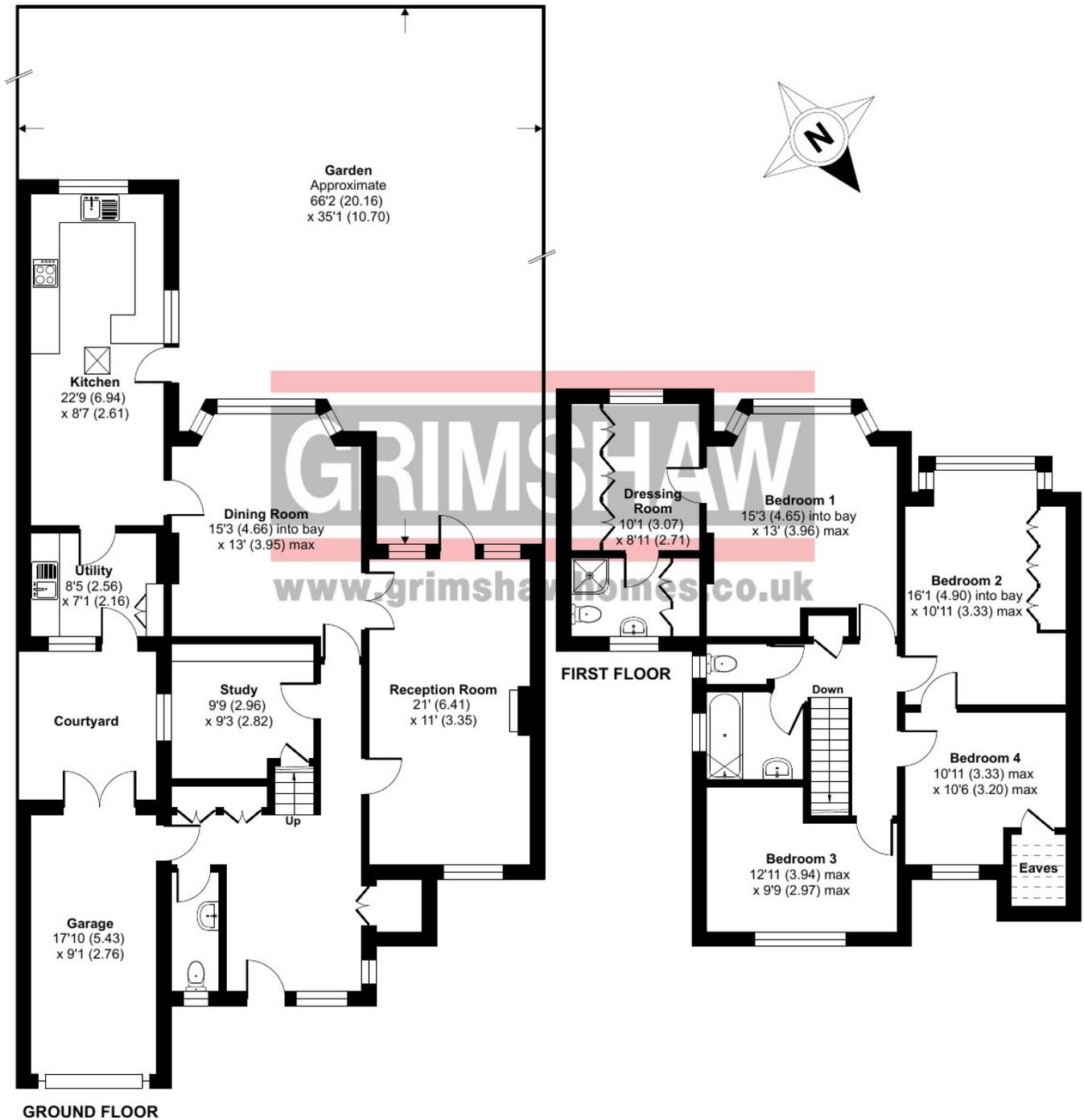
Limited Use Area(s) = 22 sq ft / 2 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 2105 sq ft / 195.5 sq m

For identification only - Not to scale

Denotes restricted
head height







EPC Ratings = D

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

Local authority: London Borough of Ealing

Parking: Garage and off-street parking at the front

Accessibility: steps into the property, internal staircase and steps from the property to the rear garden

Connected services and utilities: Gas supply: electricity supply: mains drainage: broadband connected: landline connected: gas heating and gas boiler: loft insulated

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

