



Uxbridge Road, Ealing, London W5 3LH

Price £2,550,000 Freehold - No Chain

A well-presented and spacious detached period property with potential to revert back to a large family home or for development (subject to usual regulations). The property is arranged over three floors with a cellar and period features including moulded ceilings, fireplace surrounds, picture rails and dado rails combined with modern facilities. There is a lovely front lawn garden with off-street parking, former garage at the rear and a large rear lawn garden (of approx 125ft) with paved terrace.

Ground floor offers 3 large reception rooms - 1 with an en suite shower room / WC, kitchen open-plan with dining room, 2 utility rooms and a cloakroom.

First floor has 8 bedrooms and 2 shower rooms (1 is en suite).

Second floor with 2 bedrooms.

Situated just a short walk to **Ealing Common** station with local shopping facilities, bars & restaurants, and the open spaces of the beautiful Ealing Common. One stop away from **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants.

Road connections for the A4 and M4 & M40 motorways.

Well-placed for local schools including Twyford Cof E High, Ellen Wilkinson High, St Benedicts, Ada Lovelace High, Holy Family Catholic Primary and with access to Durston House and Christ the Saviour Primary.

Uxbridge Road, London, W5

Approximate Area = 3505 sq ft / 325.6 sq m

Including Limited Use Area(s) = 582 sq ft / 54 sq m

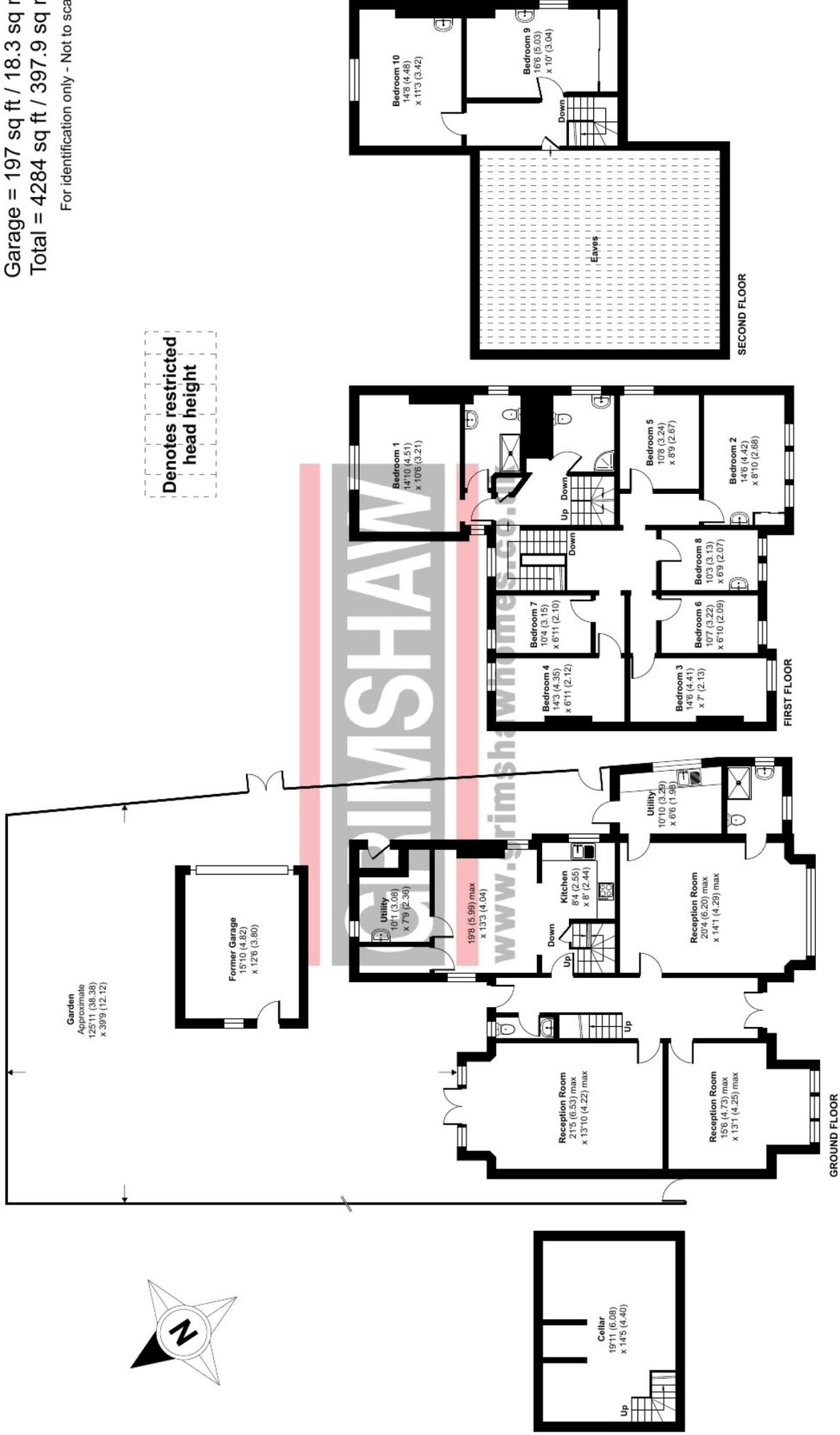
Garage = 197 sq ft / 18.3 sq m

Total = 4284 sq ft / 397.9 sq m

For identification only - Not to scale



Denotes restricted head height







EPC Rating = D

Council tax band = G Total amount 2025/2026 £3,401.70

Local authority: London Borough of Ealing

Parking: Off-street parking, former garage at the rear and CPZ - Ealing Common Zone G

Accessibility: internal staircase

Connected services and utilities: Electricity: mains gas (gas central heating and radiator heating): mains drainage: broadband connected: landline connected: part boarded and some insulation in the loft: no CCTV

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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