



## **Boileau Road, Ealing, London W5 3AJ**

### **Price £1,295,000 Freehold - No Chain**

**An attractive, extended, period 5-bedroom semi-detached (circa 1924) property with tastefully presented accommodation arranged over three floors, offering good family living space and flexibility. With further potential for ground-floor extension (subject to usual regulations).**

Ground floor – feature entrance hall with tiled floor and moulded ceiling, rear reception room with French doors leading onto the rear garden, formal front reception room, fitted kitchen and a useful cloakroom (WC and wash handbasin).

First floor – there are 3 good size bedrooms, bathroom / WC and a separate shower.

Second floor – there are 2 further bedrooms. The rear bedroom has a balcony with views over the garden and there is a bathroom / WC.

Outside, front garden and at the rear, a very pretty south-facing garden (of approx 61ft) with well-established borders, lawn, rear terrace and gated side access.

Situated in a favoured Ealing location, in a pleasant tree-lined road within walking distance of **North Ealing** station with local shopping facilities.

With access to **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 a number of local schools including Holy Family Catholic School, St Benedict's, St Augustine's Priory, West Acton Primary, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Montpelier Primary and Notting Hill & Ealing High.



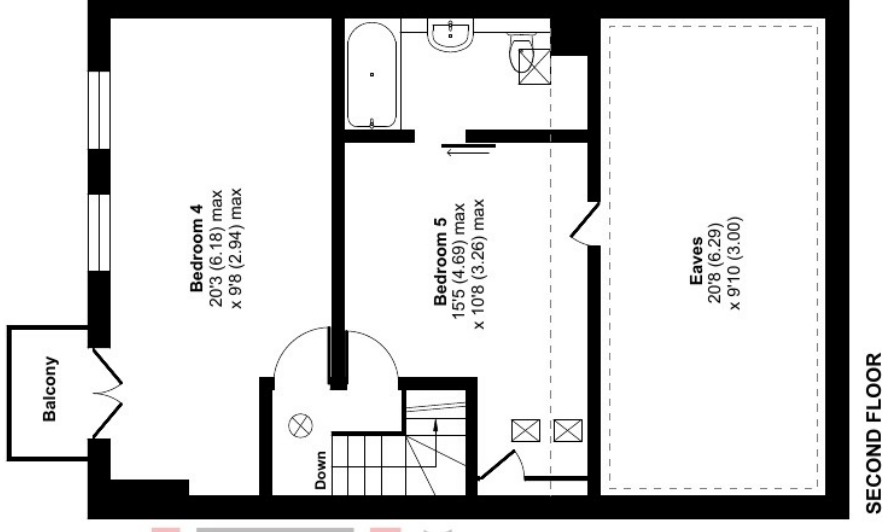
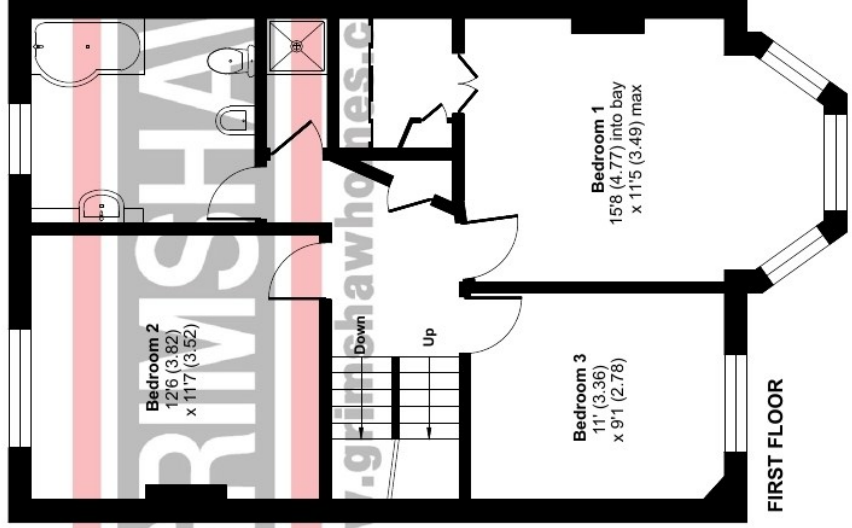
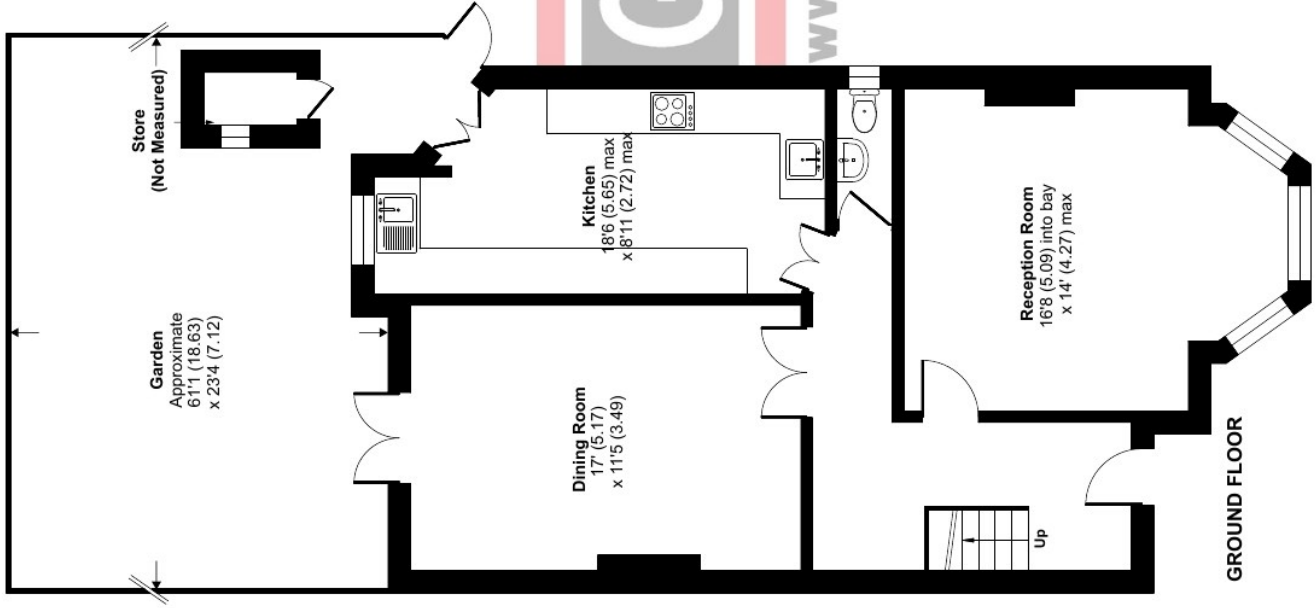
# Boileau Road, London, W5

Approximate Area = 1819 sq ft / 168.9 sq m (excludes store)

Including Limited Use Area(s) = 215 sq ft / 19.9 sq m

Total = 2034 sq ft / 188.8 sq m

For identification only - Not to scale



Denotes restricted head height





EPC Rating = E

Council tax band = G (£3,407.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: On road parking. Controlled Parking Zone: West Acton Zone Z

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (Worcester Bosch gas central heating boiler and radiator heating): mains drainage: broadband connected: landline connected: CCTV at the property: loft is insulated and boarded

We understand that building regulations and planning approval have been given for the loft conversion and single storey rear extension.

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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