



Brookfield Avenue, Ealing, London W5 1LA
Price £1,295,000 Freehold - No Chain

A beautifully-appointed, extended, light & airy and spacious 5-bedroom semi-detached 1930s property arranged over three floors with period features including fireplace surrounds. Lovely south-facing rear lawn garden of approx 43ft, shared drive at the side and forecourt parking.

Ground floor - entrance hall, cloakroom, reception room at the front and an extended double rear reception room with concealed lighting, sliding patio doors onto the rear garden and open-plan with the fitted kitchen.

First floor - 3 bedrooms with fitted wardrobes to certain bedrooms and a bathroom with a Jacuzzi bath, separate shower and separate WC.

Second floor - 2 bedrooms (1 currently used as a gym) and a shower / utility room with separate WC.

Outside - beautiful south-facing rear lawn garden of approx 43ft with paved terrace, garden shed, shared drive at the side and forecourt parking.

Situated in a favoured Ealing location, on the **Greystoke Park Estate** and near to a number of local schools including Montpelier and St Gregory's Primaries, St Augustine's Priory, Ada Lovelace CofE High, Notting Hill & Ealing High and St Benedict's.

With local shopping facilities, bars and restaurants in the award-winning Pitshanger Lane. Access to **Hanger Lane** station and shops and ready access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Good road connections for A4, A40 and M4 & M40 Motorways.

Brookfield Avenue, London, W5

Approximate Area = 1823 sq ft / 169.3 sq m

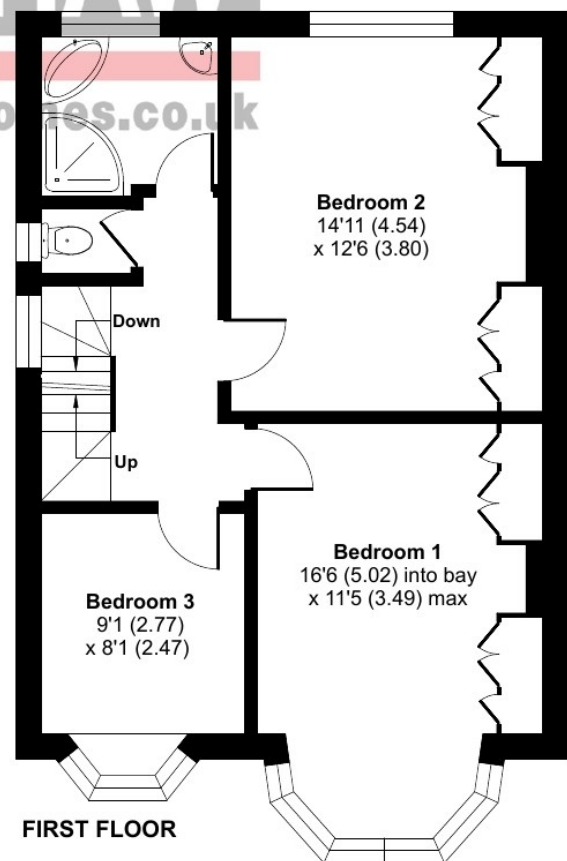
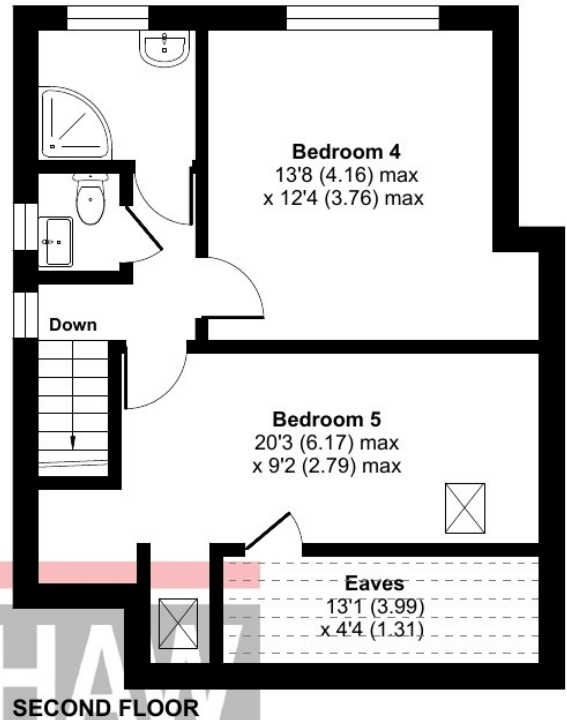
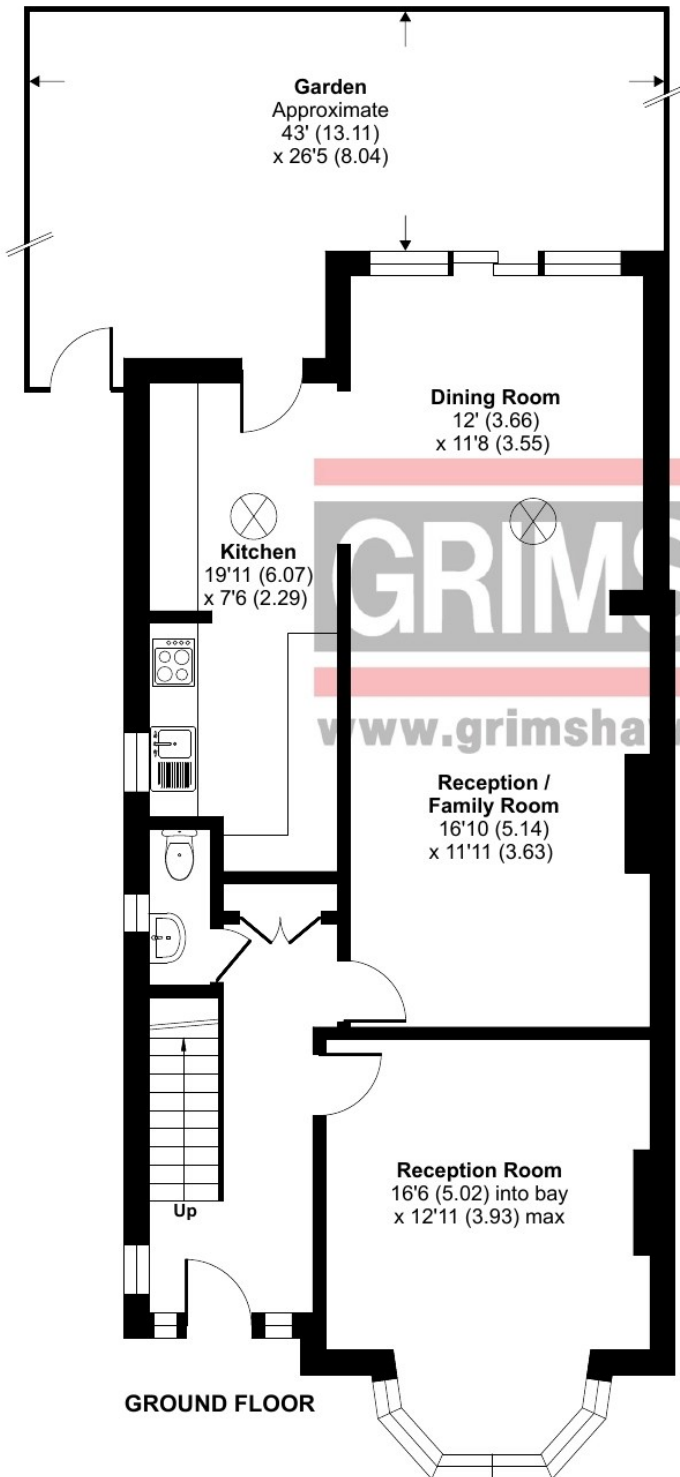
Limited Use Area(s) = 63 sq ft / 5.8 sq m

Total = 1886 sq ft / 175.1 sq m

For identification only - Not to scale



Denotes restricted head height







EPC Rating = C

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

Local authority: London Borough of Ealing

Parking: Off-street parking at the front and shared drive

Accessibility: step at the front into the property, internal staircase and steps at the rear from the paved terrace to lawn area

Connected services and utilities: Gas supply (combi boiler and radiators): electricity supply: mains drainage: no landline: broadband connected: no CCTV (but with cameras and cables installed); loft insulated: cavity wall insulated

We understand there are restrictive historic covenants from the 1930s

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.

28.05.2026 Ref: 10031

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

