



**Byron Road, Ealing, London W5 3LL**  
**Price £1,100,000 Freehold - No Chain**

**An attractive and well-proportioned 4-bedroom Edwardian terraced property on two floors with a large loft room (approx 20ft), pretty south-facing rear garden and period features including moulded / corniced ceilings, ceiling roses and fireplace surrounds. With potential to refurbish, extend and / or convert the loft (subject to usual regulations).**

**Ground floor** - an elegant entrance hall with original tiled floor and moulded ceiling, 3 large reception rooms (rear reception room with French doors leading to the garden) and a fitted kitchen.

**First floor** - 4 bedrooms and a family bathroom with a separate WC.

There is a large (approx 20ft) loft room.

**Outside** - the south-facing rear garden is approximately 28'4 x 21'5 (8.64m x 6.35m).

Conveniently situated, just a few minutes' walk to the open spaces of Ealing Common and **Ealing Common** station with local shopping facilities, bars and restaurants. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre.

Road connections for A4, A40, M4 / M40 motorways and North Circular Road.

Well-placed for a number of local schools including West Acton Primary, St Benedict's, Durston House, St Augustine's Priory, Christ The Saviour CofE Primary, Ellen Wilkinson High, The Japanese School, Holy Family Catholic Primary, Twyford CofE High, St Vincent's Primary and Ada Lovelace CofE High.

# Byron Road, London, W5

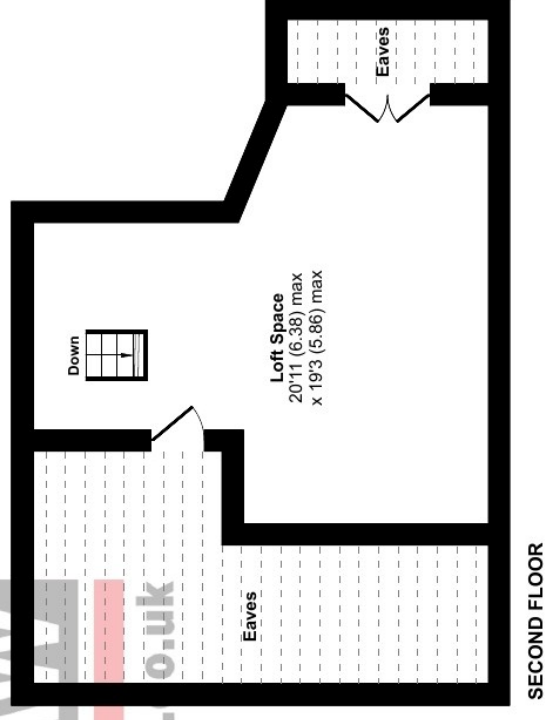
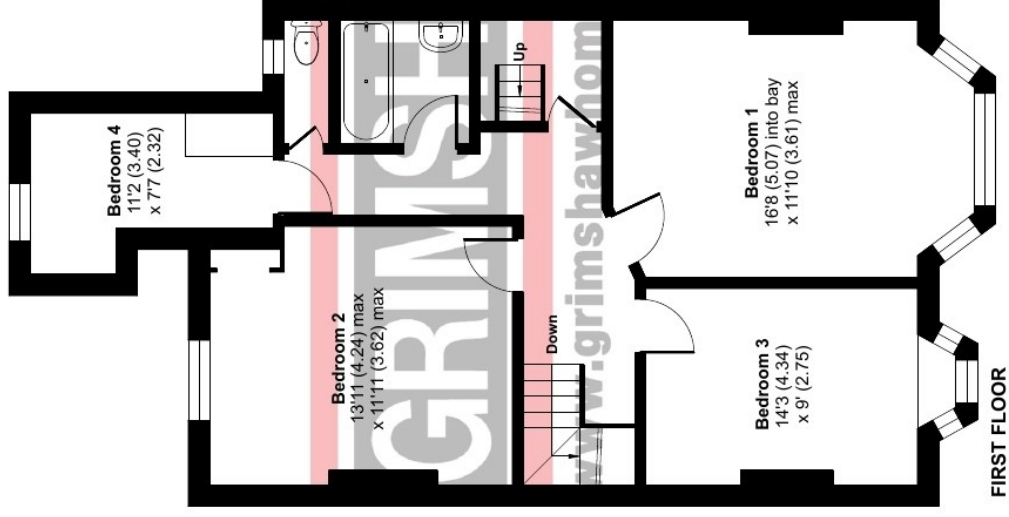
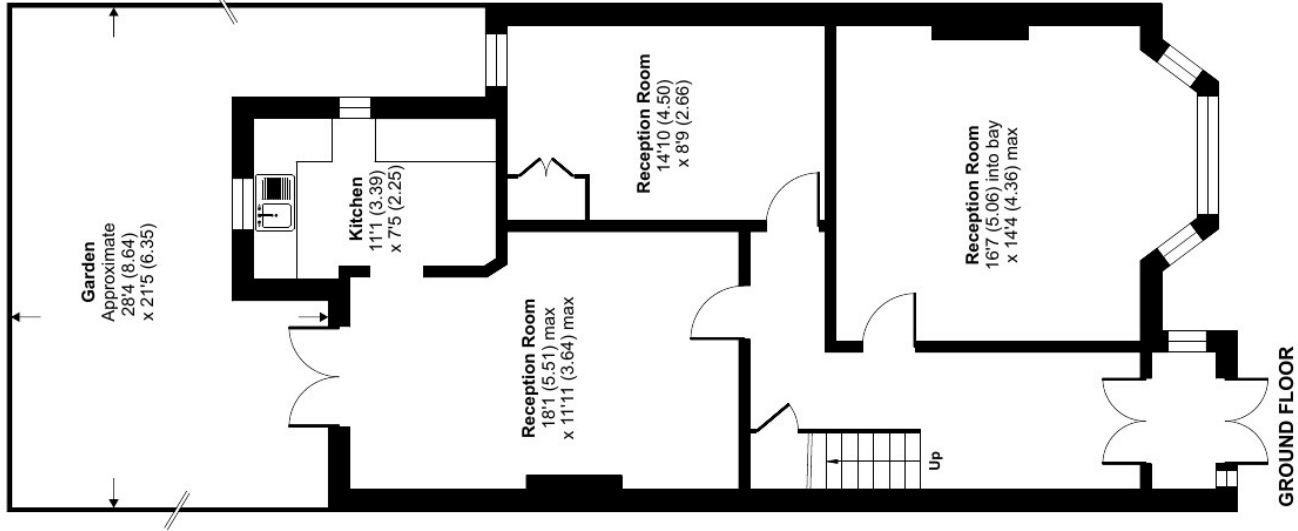
Approximate Area = 1882 sq ft / 174.8 sq m

Including Limited Use Area(s) = 232 sq ft / 21.5 sq m

Total = 2114 sq ft / 196.3 sq m

For identification only - Not to scale

Denotes restricted head height







EPC Rating = D

Council tax band = G (£3,564.22 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: On road parking and controlled parking zone (Ealing Common Zone F)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (central heating and combi boiler): electricity supply: mains drainage: broadband disconnected: landline disconnected; loft boarded

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

