



Audley Road, Ealing, London W5 3ET
Price £2,100,000 Freehold

A beautifully presented, extended and spacious 4-bedroom, 3 bathroom, detached 1960s property arranged over three floors with a lovely landscaped rear garden of approx 74ft and multi-car off-street parking at the front.

Ground floor - large entrance hall, 2 communicating reception rooms, large (of approx 40ft) L-shaped dining room / reception room / fitted kitchen, utility room and a cloakroom / WC.

First floor - 3 bedrooms, family bathroom / WC and an en suite shower room with twin wash hand basins and WC.

Second floor - Bedroom also with an en suite shower room / WC.

Outside - the landscaped rear garden is approximately 74ft (22.69m x 13.70m) with a detached office / gym at the rear. There is also off-street parking at the front for multiple vehicles.

Situated in a favoured location, on the **Hanger Hill East (Haymills Estate)** a conservation area. With access to local schools including Holy Family Catholic Primary, St Augustine's Priory, Ellen Wilkinson High, St Benedict's, Ada Lovelace CofE High, The Japanese School, Notting Hill & Ealing High and Twyford CofE High.

Good transport connections including **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations all with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections include A40 / Western Avenue, A4 and the M4 / M40 motorways.

Audley Road, London, W5

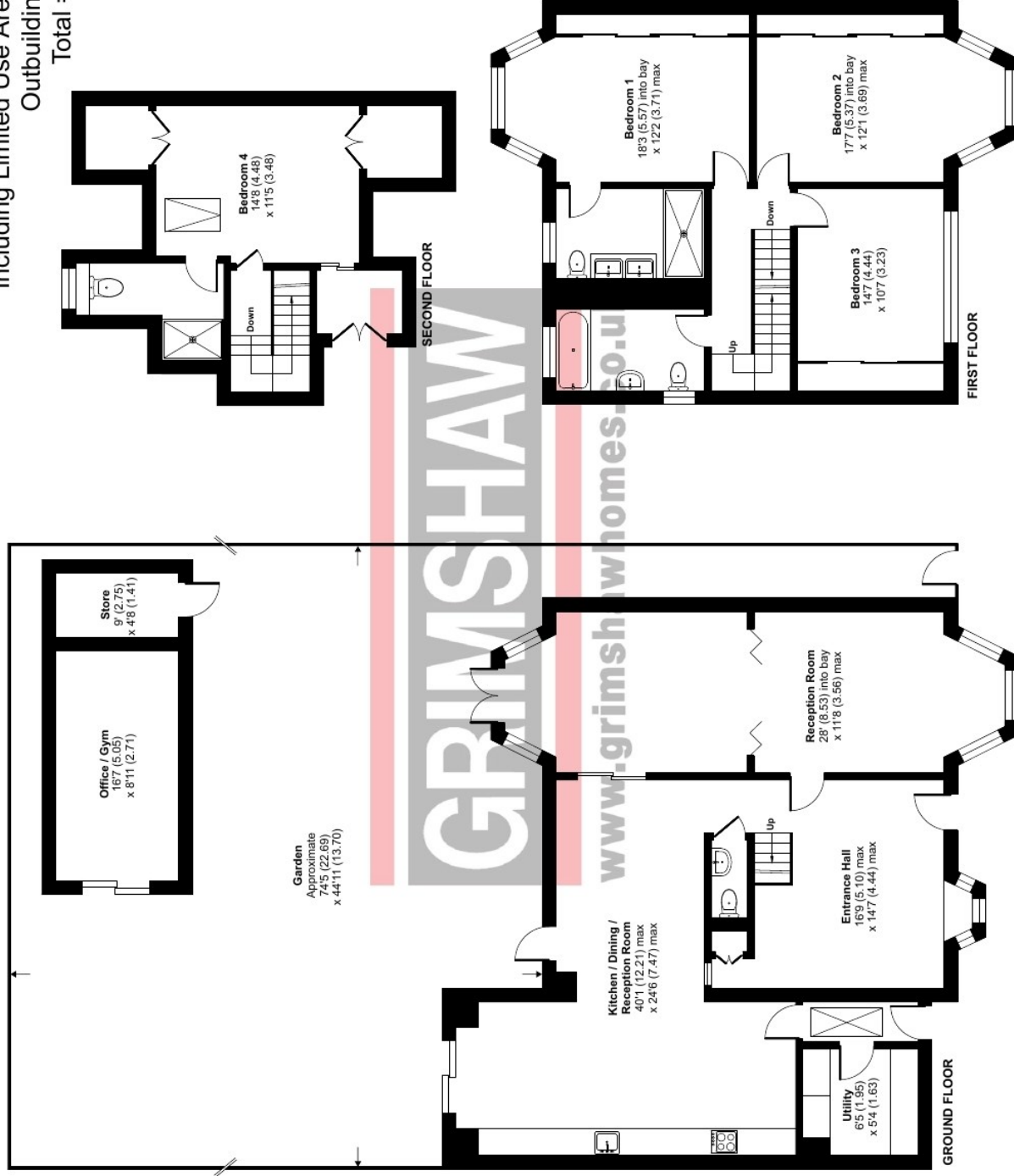
Approximate Area = 2344 sq ft / 217.7 sq m

Including Limited Use Area(s) = 55 sq ft / 5.1 sq m

Outbuilding = 188 sq ft / 17.4 sq m

Total = 2587 sq ft / 240.2 sq m

For identification only - Not to scale







EPC Rating = E

Council tax band = H (£4,277.06 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Off-street parking at the front for multiple vehicles and controlled parking zone (Hanger Hill zone O)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (Air Source Heat Pump heating and boiler): electricity supply: mains drainage: broadband connected: landline connected; Loft boarded and insulated

We understand the ground floor has been extended at the side.

Surface water : 'High' means more than 3.3% 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.

11.05.2026 Ref: 10085

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