



**Ainsdale Road, Ealing, London W5 1JX**  
**Price £1,150,000 Freehold - No Chain**

**In a much sought-after Ealing W5 residential location (Greystoke Park Estate) - a 1930s, 3-bedroom semi-detached residence on two floors with period details, offering a desirable family home. Outside, is a beautiful landscaped rear garden which has been thoughtfully designed with terrace and recently replaced new lawn, offering an ideal space for entertaining. There is forecourt parking and a shared drive. With planning approved for a loft conversion and extension at the rear (ground floor) to create a substantial 4-5 bedroom home.**

The stylish accommodation features a spacious double/through reception room with rear doors leading into the garden and a well equipped kitchen (with garden access). On the first floor are 3 good sized bedrooms and a family bathroom / WC.

Outside - the rear garden is approx. 97ft, with terrace, lawn and borders.

**Local schools** include Montpelier and St Gregory's Primaries, St Augustine's Priory, Ada Lovelace CofE High, Notting Hill & Ealing High and St Benedict's.

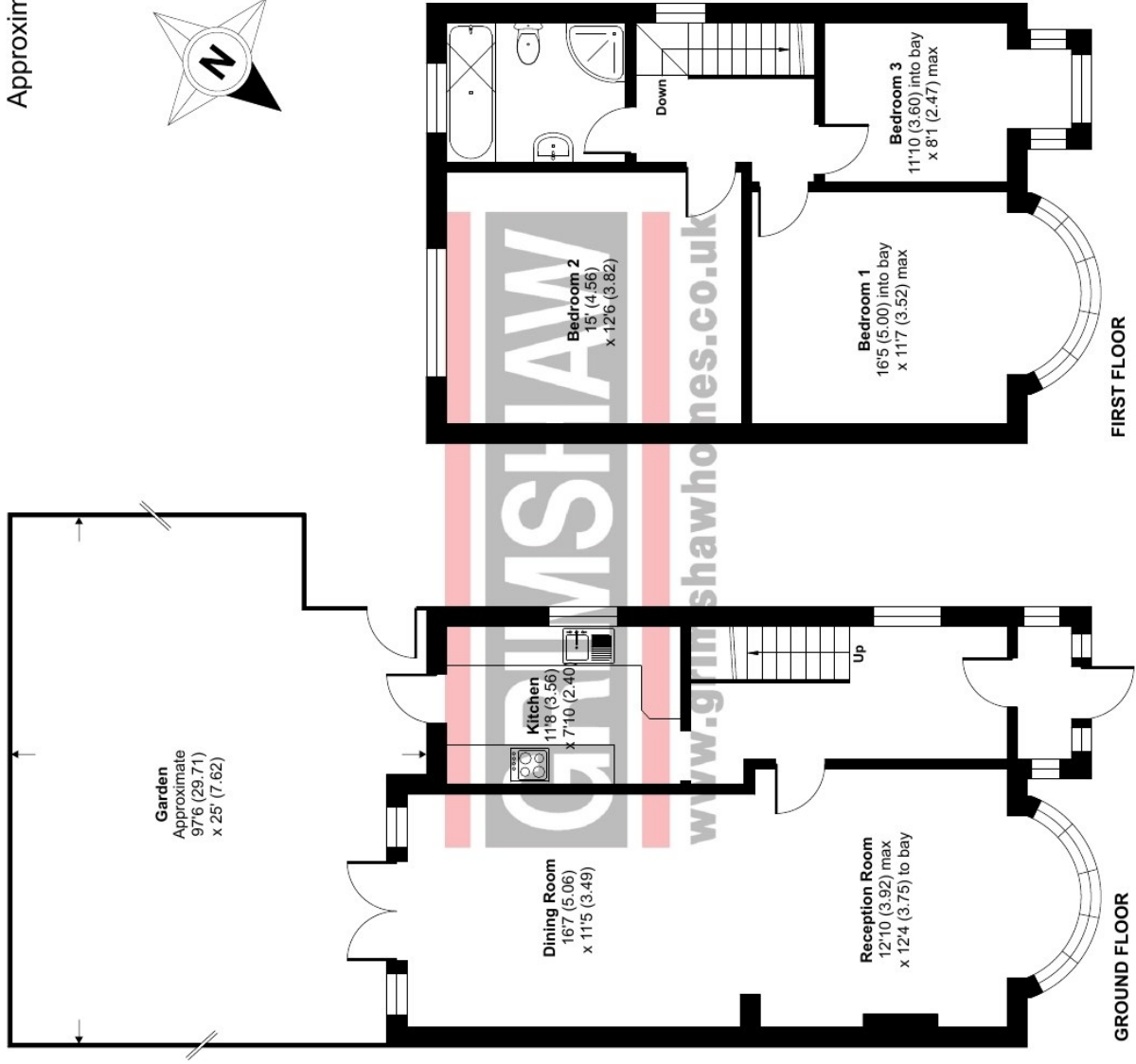
Transport links include **Hanger Lane** station (with local shops) and also access (with buses on hand) to **Ealing Broadway** station with Elizabeth Line connection for central London and beyond. Ealing Broadway town centre has numerous shopping facilities, bars and restaurants. **Pitshanger Lane** has shopping facilities, bars and restaurants and the lovely open spaces of Hanger Hill Park are nearby.

**Road connections** nearby for A406, A4, A40 and M4 & M40 motorways.

# Ainsdale Road, London, W5

Approximate Area = 1217 sq ft / 113 sq m

For identification only - Not to scale







Planning information - alteration of roof from hip to gable end; rear roof extension incorporating solar panels; installation of 3 roof lights to front roof slope and a window within side gable wall; single-storey rear extension; and rear garden outbuilding with pergola. More information is available through this office.

EPC Rating = D

Council tax band = F (£3,088.98 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Off-street parking with shared drive

Connected services and utilities: Electricity: mains gas (gas central heating and a log burner): mains drainage: broadband connected: landline connected but not visible: insulated loft and partially boarded enough for storage

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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