



Audley Road, Ealing, London W5 3ET

Price £2,400,000 Freehold

GRIMSHAW

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A rare opportunity to acquire a truly distinctive detached residence, occupying a prominent corner position, on the highly sought-after Haymills Estate.

Built in the 1920s, this remarkable family home is unique within the estate and displays exceptional architectural character, with striking Art Deco influences. Its impressive exterior features a crow-stepped gable with hipped roof and clay Roman tiles. Original Crittall windows of varying proportions with complementary shutters and a magnificent centrally positioned stairwell window.

Lovingly maintained by the current family over many years, the property combines its original period beauty with generous, highly practical living space.

The accommodation opens into an impressive, light & airy wide entrance hall with beautiful wood-block parquet flooring. This leads into a superb 30ft reception and dining room also featuring parquet flooring and an attractive fireplace surround. The room is thoughtfully arranged to provide both a comfortable lounge area and a generous dining space, with 2 French doors opening directly onto the garden - creating a wonderful setting for entertaining and family life.

Also accessed from the hall is a good sized kitchen with a tiled floor and direct access to the garden. There is a guest cloakroom with wash hand basin and WC. Beyond the kitchen is an exceptionally spacious and well-appointed utility room providing space for a washing machine, tumble dryer and 2 fridge-freezers together with extensive storage. The utility room also offers direct access to the driveway and leads on to a separate boiler room.

First floor - with 5 bedrooms (2 are used as a home office and dressing room) and 2 of the bedrooms have an en-suite shower room / WC and a beautifully tiled family bathroom / WC.





Outside - the delightful south-facing garden, through the French doors, open onto a well-proportioned patio - ideal for outdoor dining and entertaining. Retractable awnings provide welcome shade to the living areas on warmer summer days while also creating an attractive sheltered extension of the outdoor entertaining space.

The property further benefits from ample off-street parking for 3-4 vehicles with gated access to the rear garden.

With its exceptional architecture, generous accommodation and delightful garden, this is an outstanding family home.

EPC Rating: D

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

Local authority: London Borough of Ealing

Parking: Off-street parking and CPZ: Hanger Hill Zone O

Connected services and utilities: Electricity: mains gas (gas fired boiler and radiator heating): mains drainage: broadband connected: landline connected: insulated loft and half boarded.

Surface water: 'Low' means between 0.1% and 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.



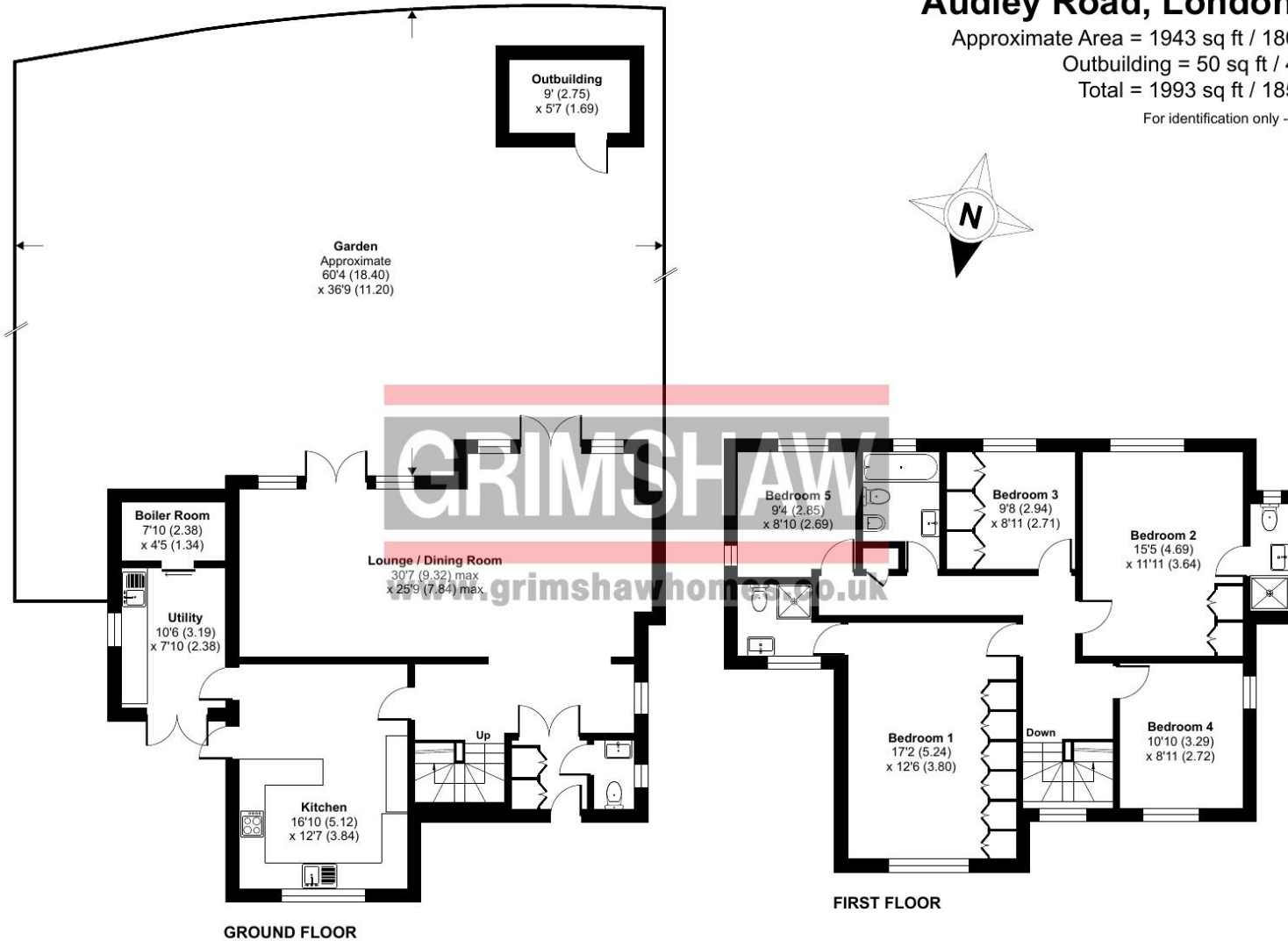
Audley Road, London, W5

Approximate Area = 1943 sq ft / 180.5 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 1993 sq ft / 185.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Grimshaw & Co. REF: 1516997



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