



Mulgrave Road, Ealing, London W5 1LE

Price £899,950 Freehold - No Chain

GRIMSHAW

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A wonderful opportunity to acquire an attractive 3-bedroom 1930s end-of-terrace house occupying a generous corner plot on the sought-after Greystoke Park Estate.

The property offers considerable potential for a substantial two-storey side extension and loft conversion which could transform the house into an impressive double-fronted family residence (subject to the usual planning permissions).

The ground floor comprises a welcoming entrance hall, a front reception room with an attractive bay window and a separate rear reception room with doors opening onto the garden. The fitted kitchen also has direct access to the rear garden.

The southerly garden extends to approximately 45ft and wraps around the side of the house providing excellent space for enlargement. A garage with its own driveway is positioned beyond the rear garden.

Upstairs, there are 3 well-proportioned bedrooms and a family bathroom with a separate WC.

Local schools - conveniently located for a number of highly regarded schools including St Benedict's, St Augustine's Priory, Ada Lovelace CoFE High and Montpelier Primary School.

Transport links include **Hanger Lane** station with local shopping facilities and several bus routes nearby towards **Ealing Broadway** station with Elizabeth Line connection for Central London and beyond. Ealing Broadway town centre has numerous shopping facilities, bars and restaurants.





EPC Rating: E

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

Local authority: London Borough of Ealing

Parking: Garage at the rear with own driveway

Connected services and utilities: Electricity: mains gas (gas heating and gas boiler): mains drainage: no broadband.

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.





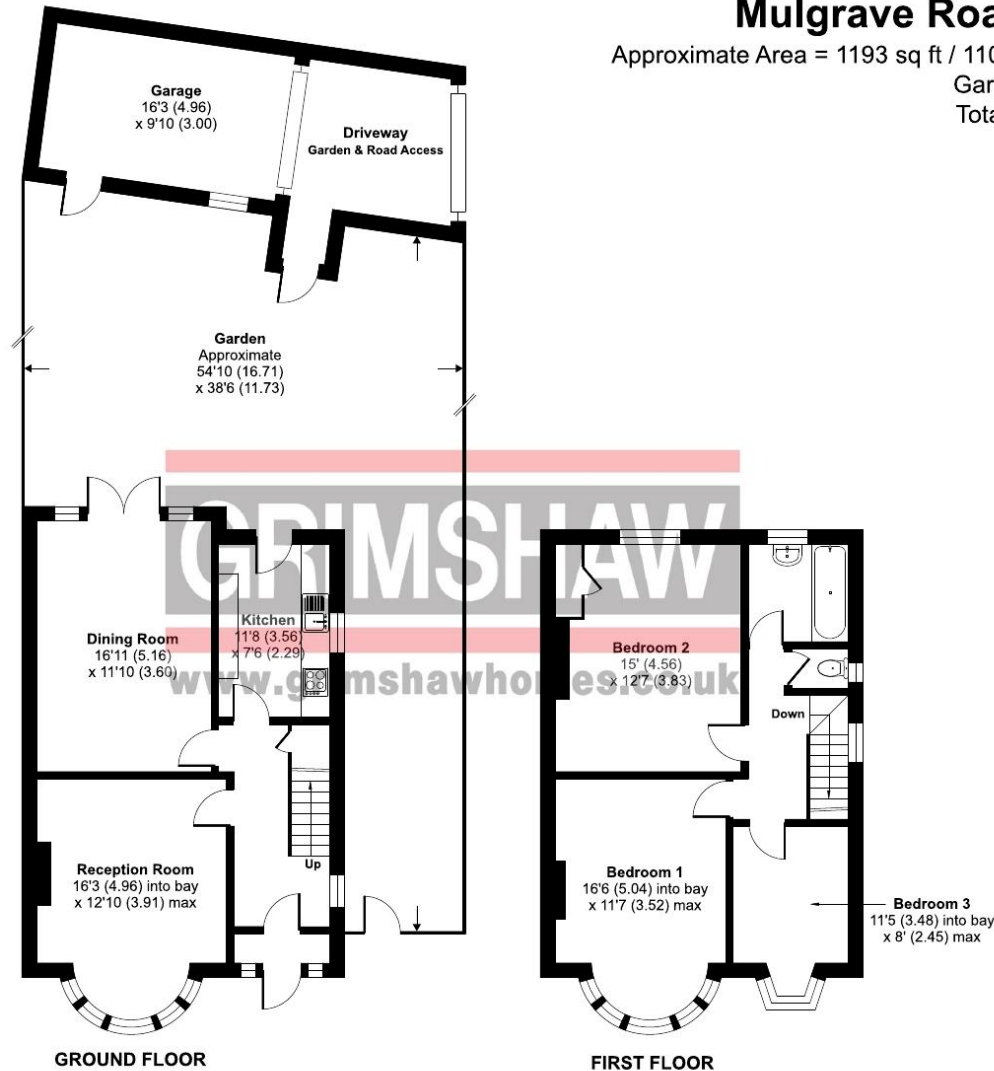
Mulgrave Road, London, W5

Approximate Area = 1193 sq ft / 110.8 sq m (excludes garage)

Garage = 160 sq ft / 14.8 sq m

Total = 1353 sq ft / 125.6 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). © nichcom 2026. Produced for Grimshaw & Co. REF: 1513917



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