



Boileau Road, Ealing, London W5 3AJ
Price: £1,250,000 Freehold - No Chain

A well-presented semi-detached halls-adjointing Edwardian property on two floors with a wealth of period features.

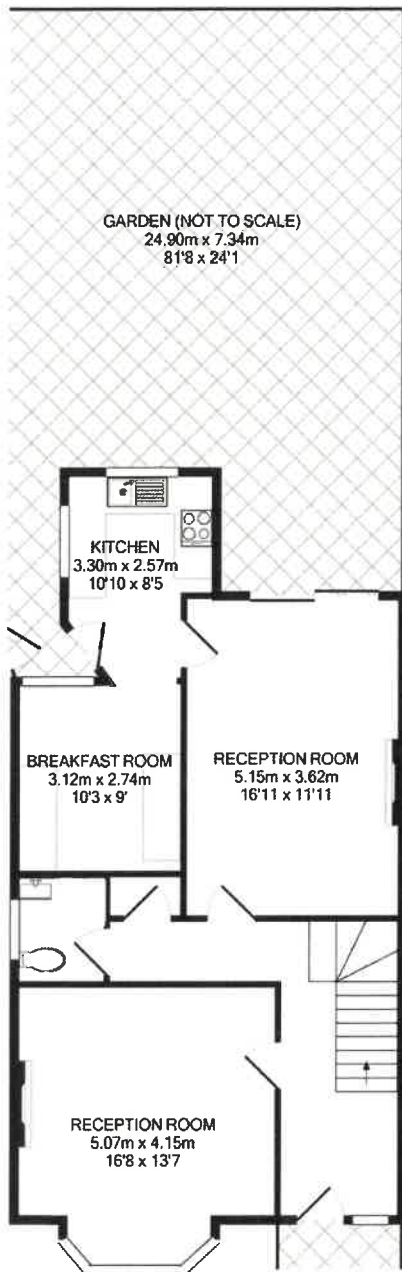
The spacious accommodation comprises entrance hall, 2 reception rooms, kitchen / breakfast room, cloakroom, 4 bedrooms and a family bathroom with a separate WC.

There is a beautiful south-east facing rear garden of approx 81' and formal front garden.

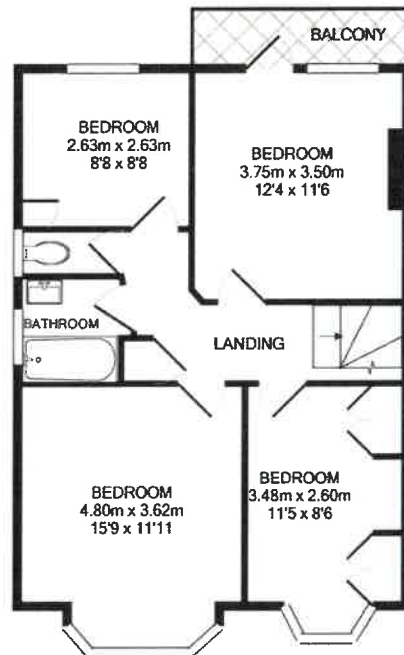
Total approx floor area 124.8 sq m / 1343 sq ft.

Situated in a favoured location, in a pleasant tree-lined road within walking distance of **North Ealing** station with local shopping facilities. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Road connections for the A4 and M4 & M40 motorways. Well-placed for a number of local schools including Holy Family Catholic School, St Augustine's Priory, Ada Lovelace CofE High, St Gregory's Primary, St Benedict's, Ellen Wilkinson High, Montpelier Primary, Christ the Saviour Primary and Notting Hill & Ealing High.





Ground Floor
Approx. Floor
Area 68.5 Sq.M.
(737 Sq.Ft.)



1st Floor
Approx. Floor
Area 56.3 Sq.M.
(606 Sq.Ft.)

Total Approx. Floor Area 124.8 Sq.M. (1343 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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EPC Rating = F
Council tax band = G (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.

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18.09.2023 Ref: 9766

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD