



Grimshaw & Co

**WITH PANORAMIC VIEWS FROM UPPER FLOOR**  
**Brunswick Road, Ealing, London W5 1AQ**  
**Price: £875,000 Freehold - No Chain Offers Considered**

Situated on the favoured and much sought-after **Greystoke Park Estate**, near to the beautiful open space of **Hanger Hill park** and well-placed for several local schools including Montpelier Primary. Short walk to the award winning **Pitshanger Lane village** with local shops, restaurants and bars and **Hanger Lane** station. Good transport links include nearby buses towards **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for A40, A406 and M4 / M40 motorways. Other local schools include St Benedict's, St Gregory's Primary, Ada Lovelace CofE High, St Augustine's Priory and Notting Hill & Ealing High.



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**A spacious bay-windowed terraced 1930s Greystoke property on three floors with a spectacular loft conversion and panoramic views towards Horsenden Hill and beyond.**

The accommodation comprises entrance hall, 2 reception rooms, kitchen / breakfast room extension, 5 bedrooms, 2 bathrooms and a separate WC.

There is a rear lawned garden with flagstone terrace of approx 69' and a detached precast garage with off-street parking on to a service road at the rear. Also there are allotments just behind the house.



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Approximate Area = 1888 sq ft / 175.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © rics.com 2022 Produced for Grimshaw & Co REF: 865765

EPC Rating = D  
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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29.11.2022 Ref: 9600

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

