



Crosslands Avenue, Ealing Common, London W5 3QH
Price: £1,350,000 Freehold - No Chain

A rare opportunity to acquire this distinctive contemporary 4-bedroom detached property, arranged over two floors and in need of updating with wide frontage, compact rear garden, automatic gated forecourt and 2 side by side garages.

The accommodation comprises vestibule entrance, cloakroom, 3 reception rooms (2 communicating), kitchen, utility area, 4 bedrooms, bathroom, separate shower and a separate WC.

There is a wide rear garden of approx 73', automatic gated forecourt and 2 side by side garages.

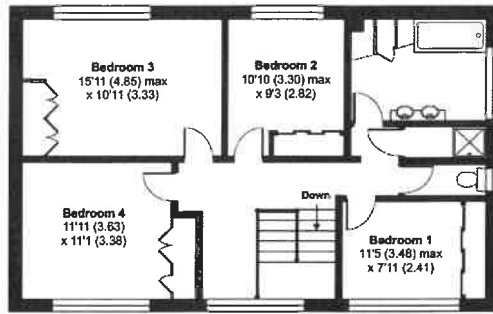
Situated within moments of the picturesque open spaces of Ealing Common and with access to **Ealing Common** and **Ealing Broadway** with forthcoming Crossrail Link connection stations. Road connections including A4, A40, A406 North Circular Road and M4 & M40 motorways. Well-placed for a number of local schools including Durston House, Harvington Prep, Christ the Saviour Primary, Ellen Wilkinson High, St Benedict's, Twyford CofE High, Montpelier and St Gregory's Primaries, Notting Hill & Ealing High and Ada Lovelace CofE High.



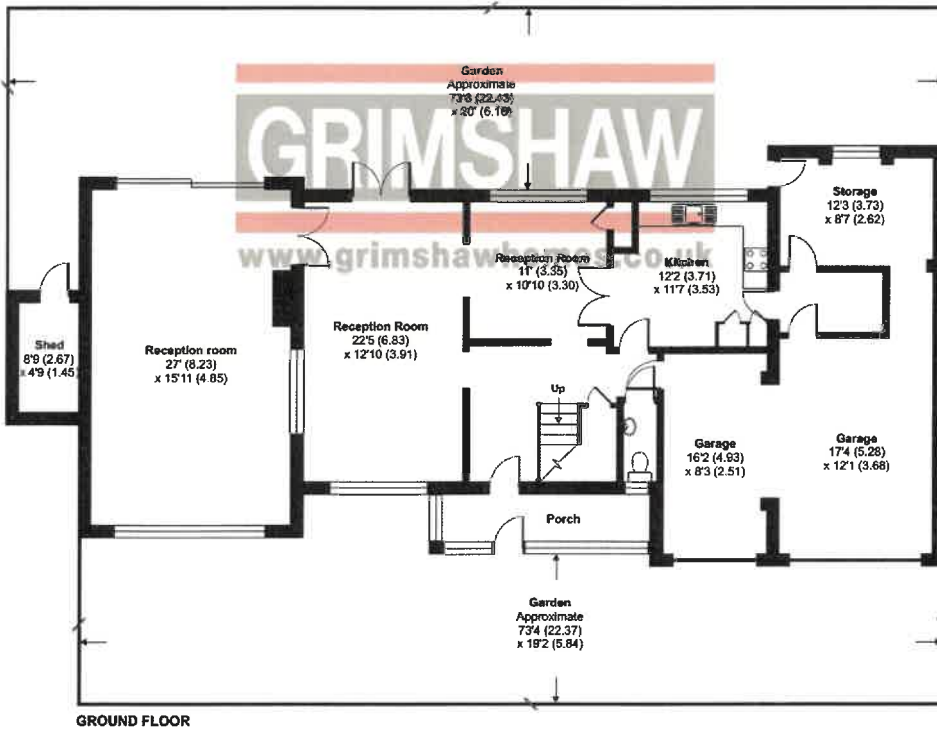
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Approximate Area = 2682 sq ft / 249.1 sq m (includes garages / storage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) - March 2022. Produced for Grimshaw & Co. REF: 817672

(Photographs taken previously)
 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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29.11.2023 Ref: 9796

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

