



Mulgrave Road, Ealing, London W5 1LE Price: £990,000 Freehold - No Chain

A great opportunity to secure this lovely family home on one of the favourite roads on the Greystoke Park Estate.

The property has 2 spacious receptions - 1 with doors leading on to the sunny South-West facing rear garden. There is a pretty hallway with some original stained-glass windows and a kitchen.

On the first-floor are 2 large double bedrooms, a single bedroom and family bathroom.

The second floor has a larger than usual 4th bedroom with a generous ensuite bathroom.

There is gated drive leading to the rear garage with potential to convert into an office.

There is potential for a ground floor extension at the rear and off-street parking to the front of the property (subject to the usual regulations).

Situated on the favoured **Greystoke Park Estate**, near to the lovely open space of **Hanger Hill Park** and in the area for Montpelier Primary. Local facilities are **Hanger Lane** & **Park Royal** stations with local shops, the award-winning Pitshanger Lane for shopping facilities, bars and restaurants. Buses are nearby for **Ealing Broadway** station, approx a 1.1 mile walk, with Elizabeth Line connection & town centre. Also with access to the M4 & M40 motorways. Other local schools include Ada Lovelace High, St Gregory's Primary, St Benedict's, St Augustine's Priory and Notting Hill & Ealing High.



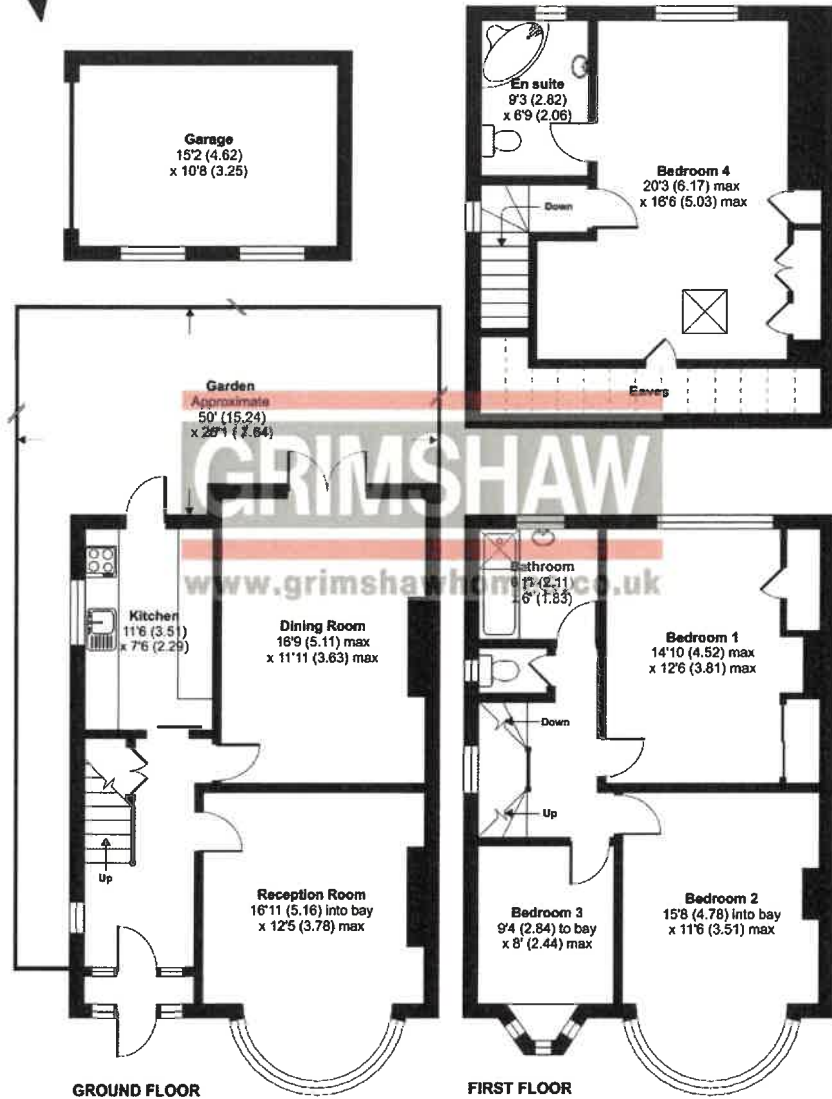
Mulgrave Road, London, W5

Approximate Area = 1598 sq ft / 148.4 sq m
 Limited Use Area(s) = 58 sq ft / 5.3 sq m
 Garage = 161 sq ft / 15 sq m
 Total = 1817 sq ft / 168.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © nichecom 2023 Produced for Grimshaw & Co REF 1002678

EPC Rating = E

Council tax band = F (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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