



Grimshaw & Co

**Pitshanger Lane, Ealing, London W5 1RQ**  
**Price: £1,250,000 Freehold - No Chain**

**A great opportunity to secure this lovely period semi-detached corner house which has been used for many years as the local doctor's surgery. It would convert back to a family home or potential for conversion into flats (subject to the usual regulations).**

The ground floor has been extended to the rear and the side. There is also a south-facing garden.

On the first floor there are 4 rooms and a shower room. There is a further room and storage area on the second floor.

The property retains many of its period features including a mosaic tiled floor to the entrance hall and some period fireplaces. There are lovely high ceilings throughout.

Situated in the heart of Pitshanger Village with plenty of shops, bars and restaurants. Within walking distance to the open spaces of Pitshanger Park and Cleveland Park. Well placed for a number of local schools including North Ealing Primary, St Gregory's Primary, Ada Lovelace CofE High, Montpelier Primary, Notting Hill & Ealing High and St Benedict's. Road connections for A40 and M4 / M40 motorways.

This property is offered with no onward chain.



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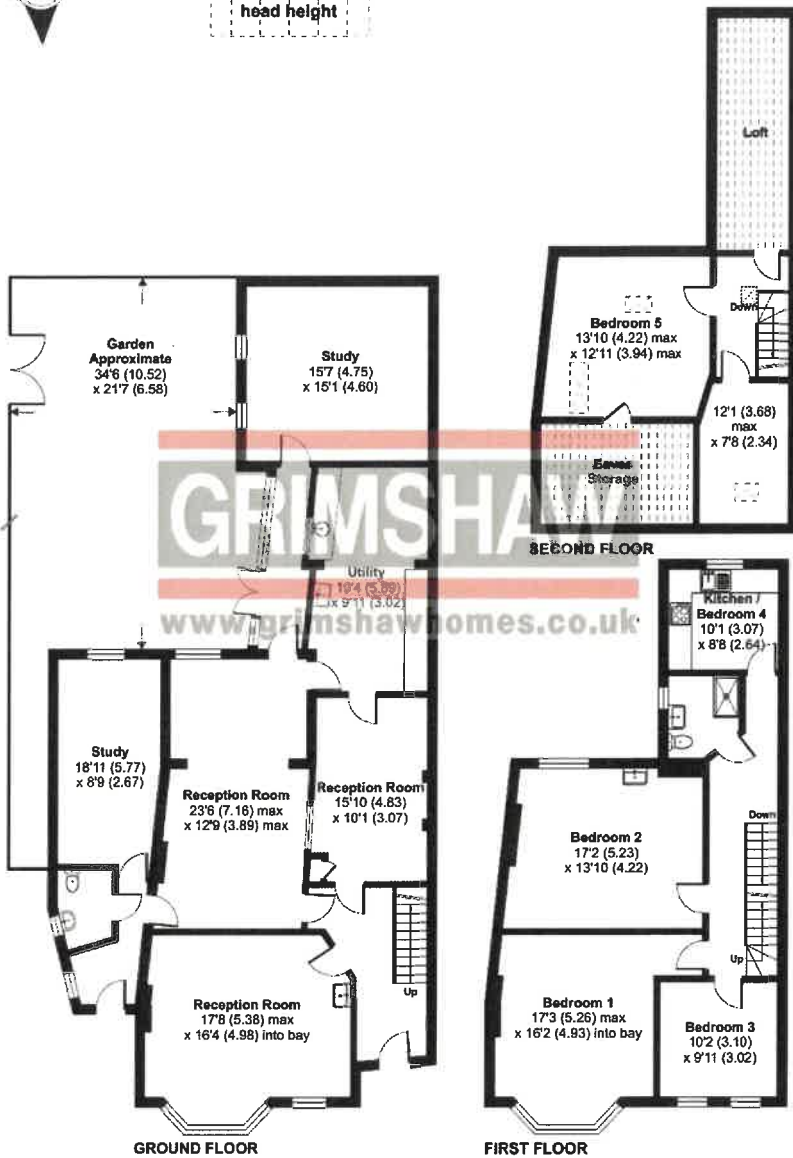
# Pitshanger Lane, London, W5

Approximate Area = 2785 sq ft / 258.7 sq m  
Limited Use Area(s) = 253sq ft / 23.5 sq m  
Total = 3038 sq ft / 282.2 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: 1013774

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

