



Tring Avenue, Ealing, London W5 3QA
Price: Offers in Excess of £2,100,000 Freehold

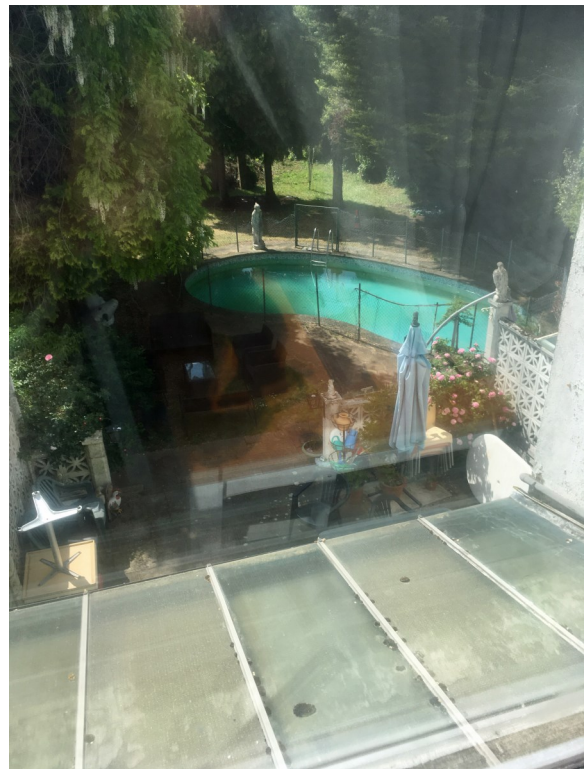
A substantial classic detached double-fronted period family property over three floors with 8 bedrooms, double entry off-street parking, integral garage and large mature west-facing rear garden of approx 120ft with a heated swimming pool.

The ground-floor accommodation comprises spacious entrance hall, 3 reception rooms, kitchen, utility area, shower room and conservatory.

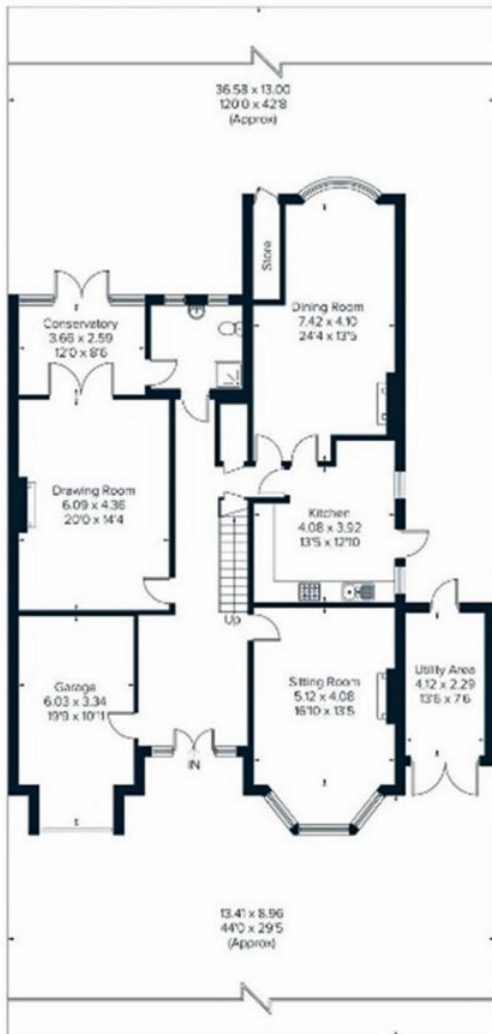
On the first floor are 6 bedrooms and a bathroom with a separate WC.

Up to the second-floor with 2 further bedrooms, office and a large attic.

Situated near to the lovely open spaces of Ealing Common and **Ealing Common** station with local shopping facilities, cafes and restaurants. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Local road connections include A406, A4, A40 and M4 / M40 motorways. Local schools include Ark Acton Academy, Twyford CofE High, Ellen Wilkinson High, Durston House, Harvington Prep, St Benedict's and Notting Hill & Ealing High.



Garden photograph supplied by vendor



Ground Floor



First Floor



Second Floor

Total Approx. Floor Area 407.7 sq m / 4388 sq ft

Measurements are approximate. Not to scale. Illustrative purposes only.

AWAITING INTERNAL PHOTOGRAPHS
EPC Rating = F
Council tax band = H (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.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

25.06.2024 Ref: 9736

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