

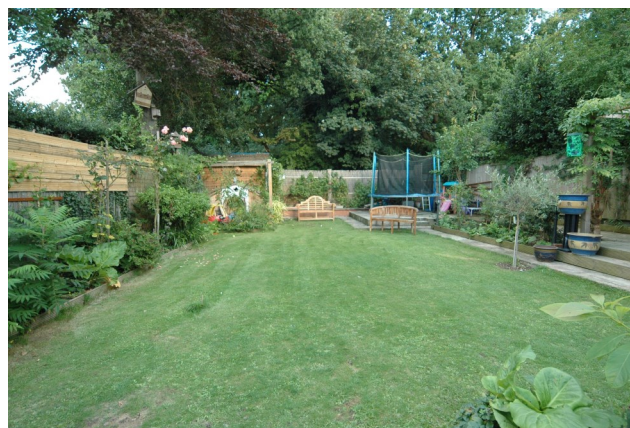


## Lynwood Road, Ealing, London W5 1JG Price £1,350,000 Freehold - No Chain

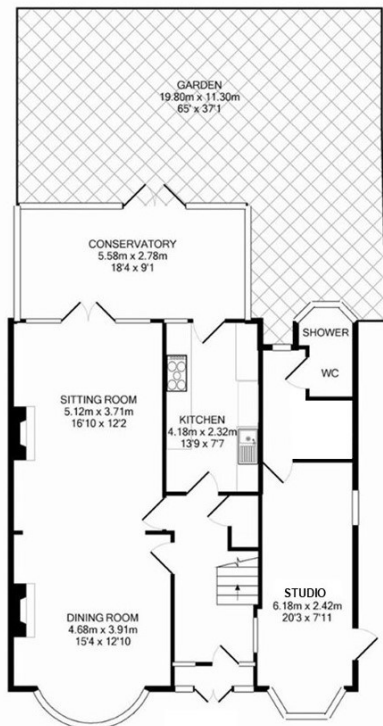
Situated in a sought-after location on the favoured **Greystoke Park Estate**, with lovely woodland views to the rear. Near to **Hanger Hill park** with access to **Hanger Lane** and **Park Royal** stations with local shopping facilities and **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Also with access to **Pitshanger Lane Village** with local shopping facilities, bars and restaurants. Well-placed for local schools including Montpelier Primary, St Augustine's Priory, St Gregory's Primary, St Benedict's, Ada Lovelace CofE High and Notting Hill & Ealing High.

**A 4-bedroom semi-detached double-fronted house arranged over three floors with large loft room and fixed staircase. Lovely landscaped rear garden of approx 65ft with woodland views beyond and forecourt parking.**

The accommodation comprises entrance hall, double reception room, modernised kitchen, conservatory, self-contained studio with a shower room, 4 bedrooms, family bathroom, shower room and a loft room.



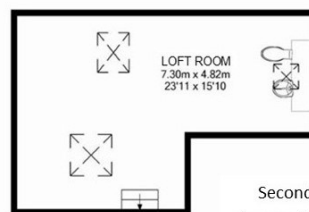




Ground Floor  
Approx. Floor Area  
92.2 sq m / 992 sq ft



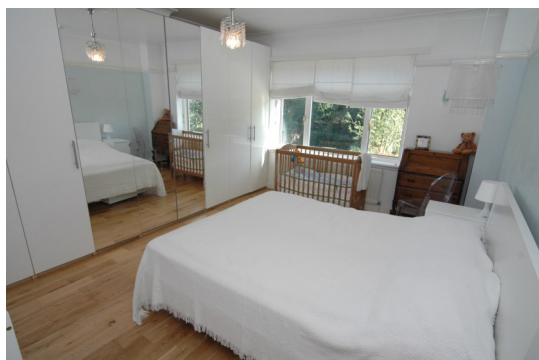
First Floor  
Approx. Floor Area  
67.0 sq m / 721 sq ft



Second Floor  
Approx. Floor Area  
29.4 sq m / 317 sq ft

Total Approx. Floor Area 188.6 sq m / 2030 sq ft

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



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.**

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.

20.05.2024 Ref: 9812

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

