



## **Brunswick Gardens, Ealing, London W5 1AP**

### **Price £1,190,000 Freehold**

**A well-presented 4-bedroom semi-detached property on three floors with ground-floor extension and a detached studio.**

The property comprises hall with underfloor heating, 2 reception rooms (1 extended and open-plan with fitted kitchen), ground-floor shower room, 4 bedrooms, family bathroom and a shower room.

Outside there is a detached studio at the rear with underfloor heating (previously a garage) with a shower room, front garden and rear lawn garden of approx 56ft.

Situated on the favoured **Greystoke Park Estate**, in the **Brunswick** conservation area, just a few minutes' walk to **Hanger Lane** station with local shopping facilities and also well-placed for **Park Royal** station also with local shopping facilities. Several bus routes are nearby including for **Ealing Broadway** station with Elizabeth Line connection & town centre. The beautiful open space of Hanger Hill park is nearby. Also with access to the M4 & M40 motorways. Well-paced for a number of local schools including St Benedict's, St Augustine's Priory, Montpelier Primary, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Notting Hill & Ealing High and Twyford CofE High.





# Brunswick Gardens, London, W5

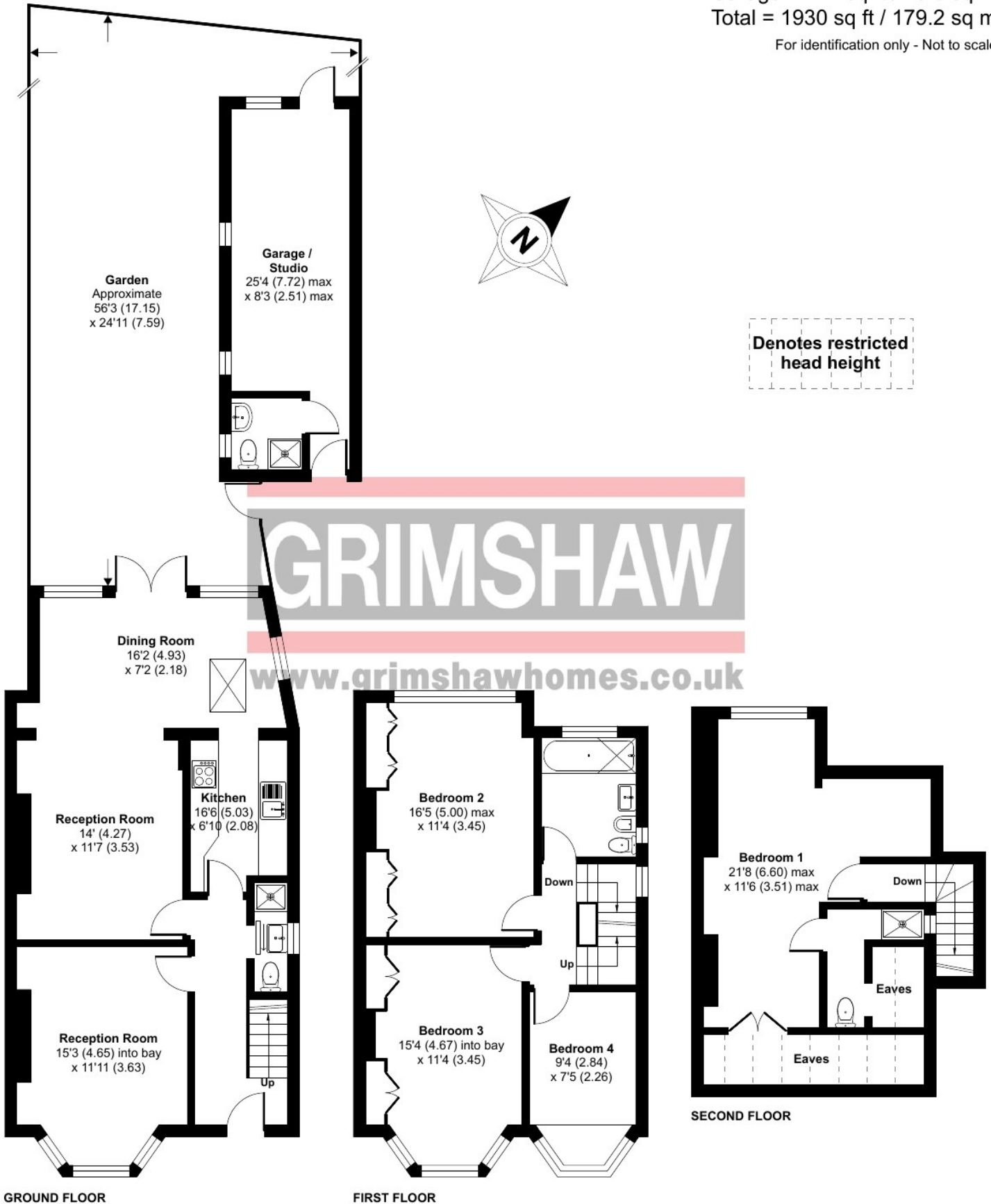
Approximate Area = 1617 sq ft / 150.2 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 1930 sq ft / 179.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Grimshaw & Co. REF: 1115606







EPC Rating = D

Council tax band = F (£2,814.27 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Off-street parking

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage: underfloor heating: hot water from main system

Surface water: 'High' means more than 3.3% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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.

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