



Beaufort Road, Ealing, London W5 3EB
Price £2,250,000 Freehold - No Chain

A 5-bedroom detached double-fronted corner property arranged over three floors with some period features including parquet wood floor and fireplace surrounds. There is a lovely large secluded rear lawn garden and forecourt parking for multiple cars.

The property comprises entrance hall, 3 reception rooms (1 at the rear with double doors to the fitted kitchen / breakfast room), cloakroom, utility room, 5 bedrooms (1 on second floor), family bathroom and 2 further bathrooms (1 en suite).

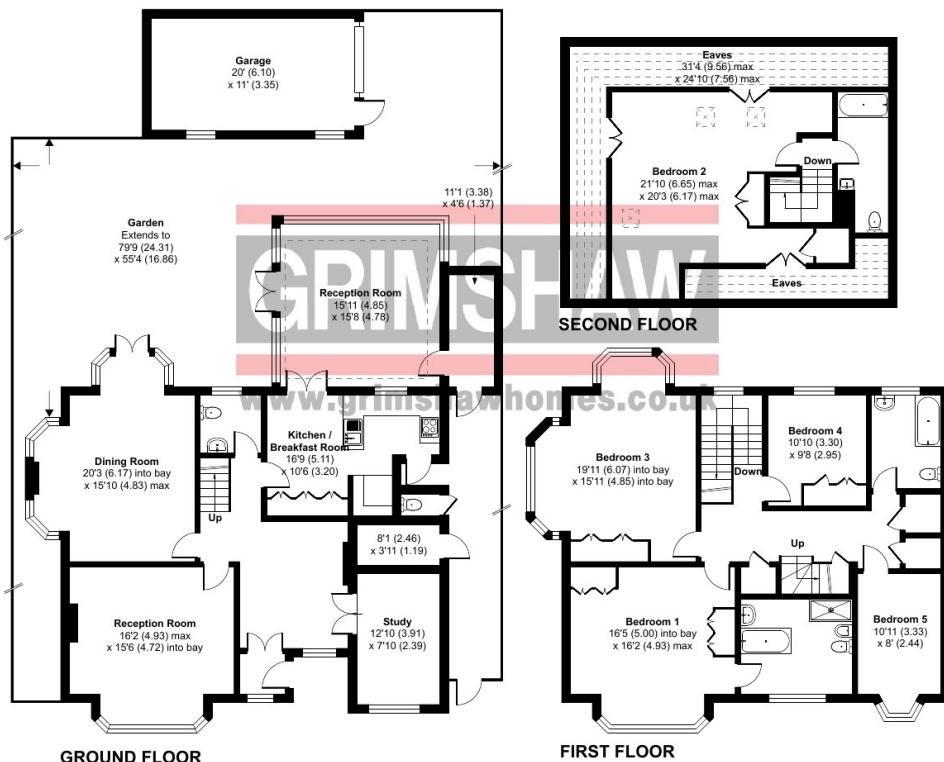
Situated in a favoured location, in the popular **Hanger Hill East (Haymills)** a conservation area, with **Hanger Lane** & **Park Royal** stations and local shopping facilities close by. Access to **North Ealing** & **West Acton** stations also with local shopping facilities. Buses are nearby towards **Ealing Broadway** station with Elizabeth Line connection & town centre and the A4, M4 & M40 motorways. Well-placed for a number of local schools including Montpelier & St Gregory's Primaries, St Augustine's Priory, St Benedict's, Notting Hill & Ealing High, Ada Lovelace CofE High, The Japanese School and Ellen Wilkinson High.



Beaufort Road, London, W5

Approximate Area = 3000 sq ft / 278.7 sq m
 Limited Use Area(s) = 309 sq ft / 28.7 sq m
 Outbuildings = 41 sq ft / 3.8 sq m
 Garage = 220 sq ft / 20.4 sq m
 Total = 3570 sq ft / 331.6 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Grimshaw & Co. REF: 1135406

EPC Rating = D
 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.

31.05.2024 Ref: 9859

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

