



Chatsworth Road, Ealing, London W5 3DD
Price: £3,450,000 Freehold

An outstanding, spacious, light & airy and beautifully-presented 6-bedroom Haymills-built detached residence (with air con) is arranged over three floors with an impressive entrance hall, rear lawn garden and multi-car forecourt parking.

The expansive ground-floor accommodation (with underfloor heating) comprises an impressive entrance hall which leads to double reception room with a bar area with access to the rear garden. The sitting room is at the front of the property. The open-plan dining room / stylish kitchen / breakfast room / conservatory has 2 sets of glass doors leading to the rear garden. Useful cloakroom with WC and wash hand basin.

First floor - 3 bedrooms, principle bedroom (4) with en suite shower room and dressing room and a separate bath / shower room.

Second floor - bedroom 5 with en suite shower room / WC and bedroom 6. Further shower room, utility room and eaves storage.

Outside the landscaped rear garden is approx 59ft with garden room and terrace. Multi-car forecourt parking.

Situated in a premier location, on the **Hanger Hill East (Haymills)**, a conservation area. With access to **Hanger Lane & Park Royal** stations and local shopping facilities.

With access to **North Ealing & West Acton** stations with local shopping facilities and buses 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 Holy Family Catholic Primary, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, The Japanese School, West Acton Primary and Twyford CofE High.







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.

28.06.2024 Ref: 9872

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

Chatsworth Road, London, W5

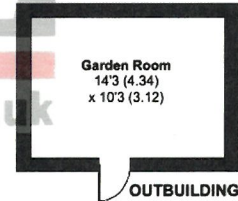
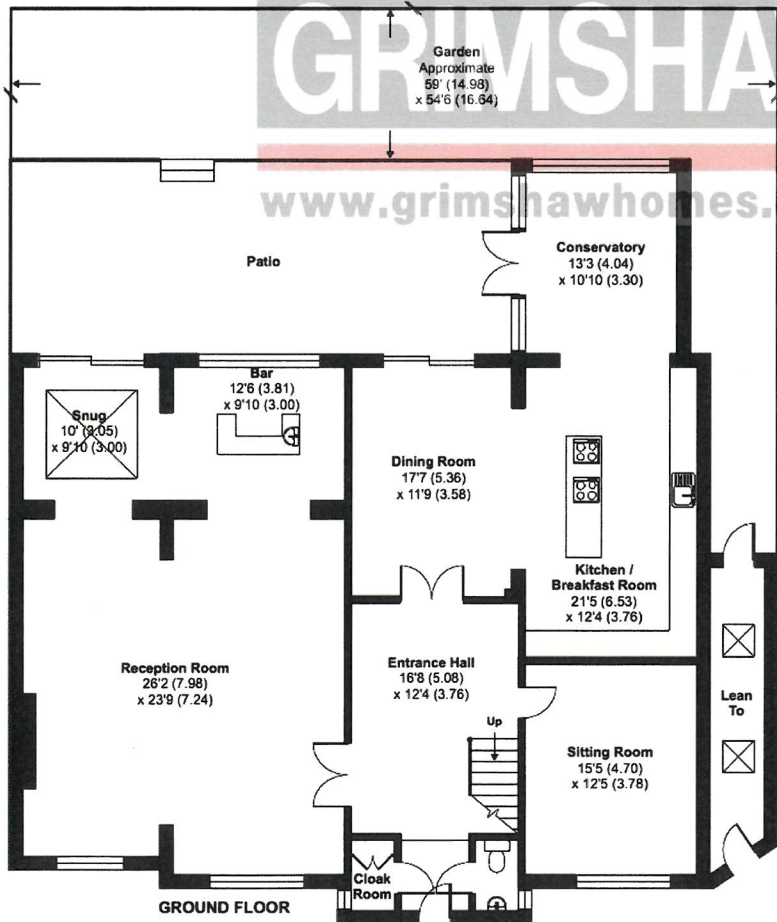
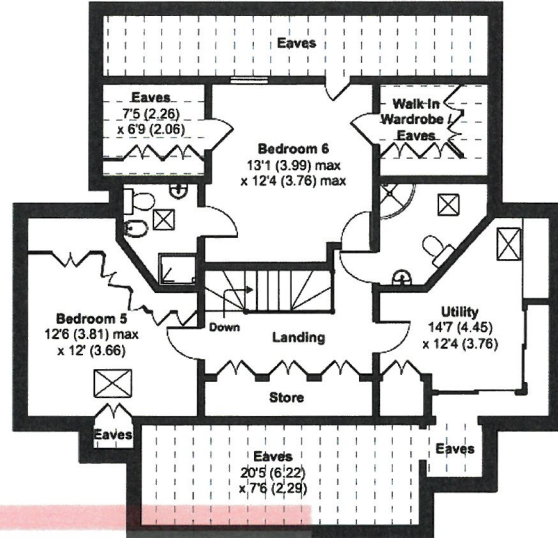
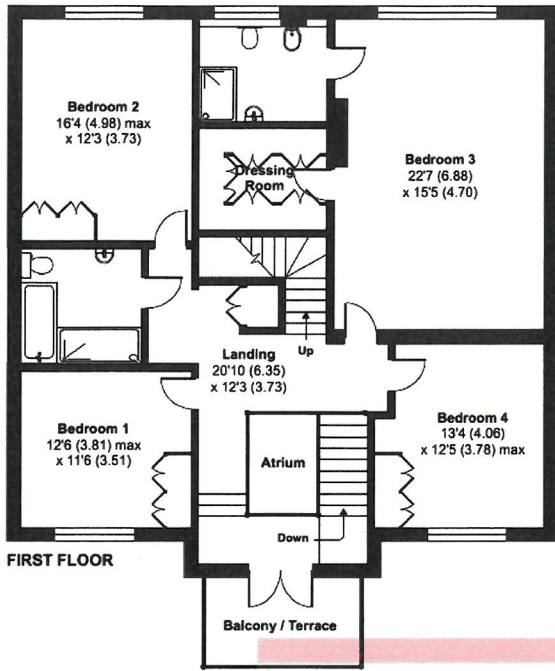
Approximate Area = 4161 sq ft / 386.5 sq m (excludes atrium / lean to)

Limited Use Area(s) = 454 sq ft / 42.2 sq m

Outbuilding = 148 sq ft / 13.7 sq m

Total = 4763 sq ft / 442.4 sq m

For identification only - Not to scale



Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Grimshaw & Co. REF: 1150890

EPC Rating = D

Council tax band = H (subject to confirmation)