



**East Close, Ealing, London W5 3HE  
Price £2,499,950 Freehold - No Chain**

**An attractive, beautifully-presented and spacious 5-bedroom detached Haymills-built residence is arranged over three floors with a large rear lawn garden of approx 114ft, garage and multi-car forecourt parking.**

The accommodation comprises entrance hall, large reception room (approx 31ft), large kitchen (approx 32ft), utility room, office, boiler room, ground-floor shower room, 5 bedrooms, family bathroom, en suite shower room and an en suite WC with a wash hand basin.

Situated in a quiet cul-de-sac, just a few minutes' walk to **Park Royal** and **Hanger Lane** stations with local shopping facilities. Access to **Ealing Broadway** station with Elizabeth Line connection with shopping facilities, bars and restaurants and **North Ealing** station is approximately 0.8 miles away. Road connections for A40 / North Circular and M4 / M40 motorways.

Well-placed for a number of local schools including Montpelier Primary, Durston House, St Benedict's, St Augustine's Priory, The Japanese School, Notting Hill & Ealing High, Ada Lovelace CofE High, Ellen Wilkinson High and many more.



# East Close, London, W5

Approximate Area = 2948 sq ft / 273.8 sq m

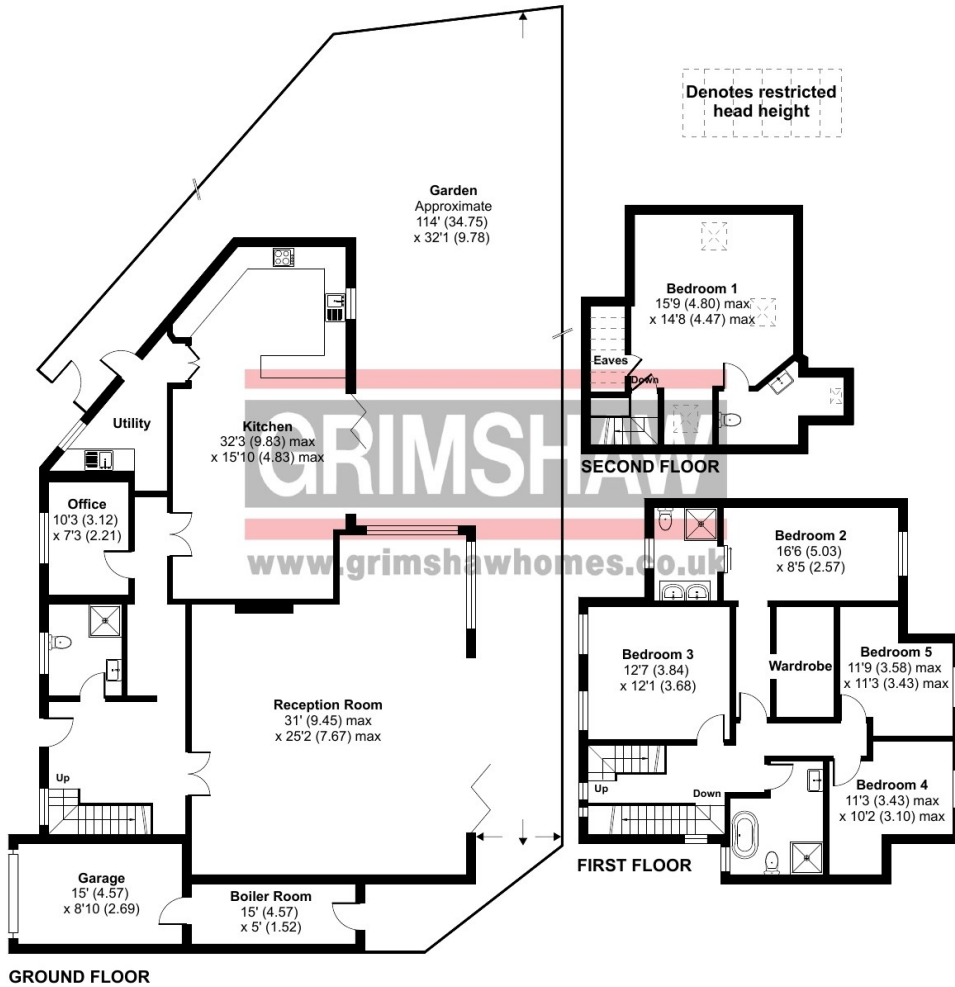
Limited Use Area(s) = 30 sq ft / 2.7 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 3199 sq ft / 297 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). © ritchecom 2024. Produced for Grimshaw & Co. REF: 1148956

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.**

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