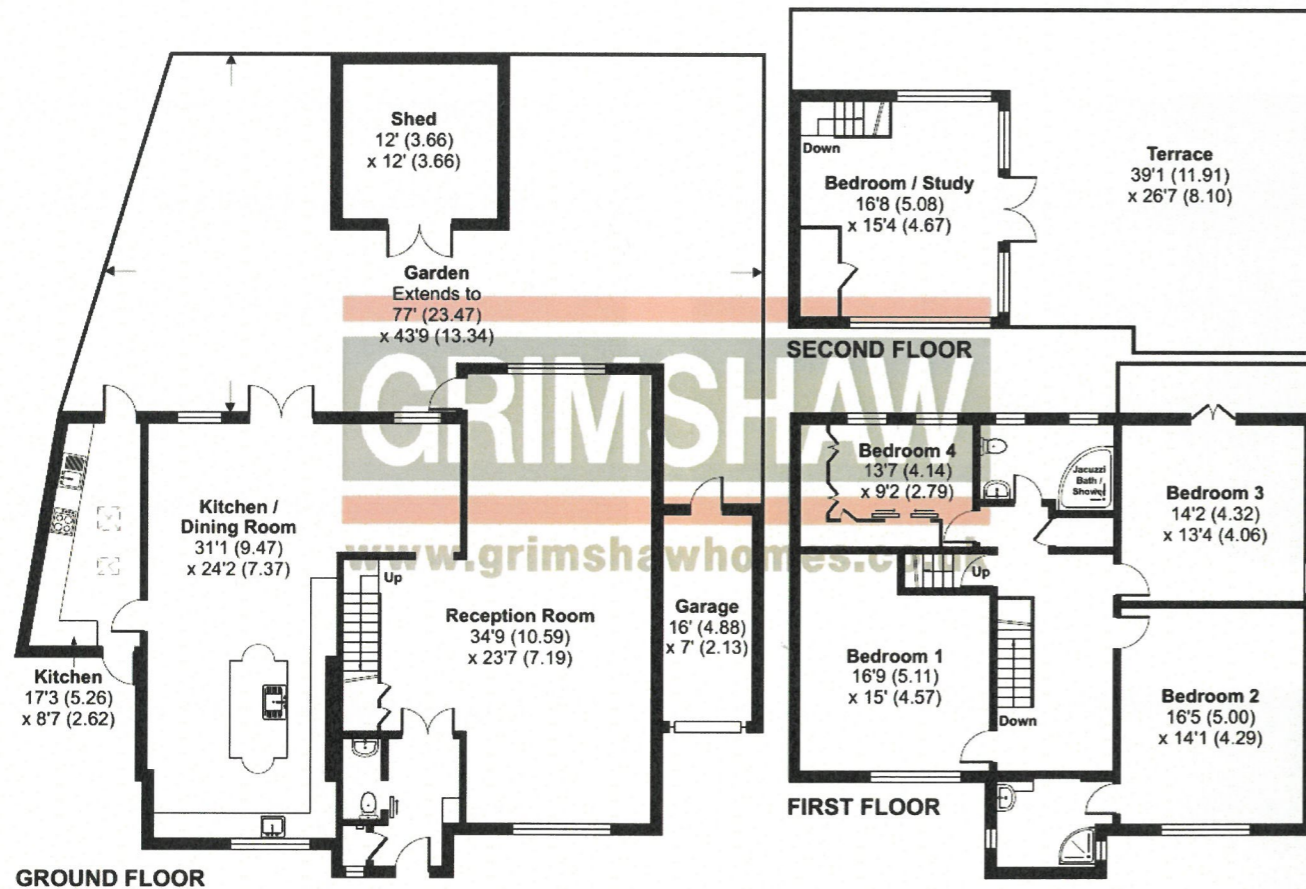


The Ridings, London, W5

Approximate Area = 2853 sq ft / 265 sq m
 Garage = 112 sq ft / 10.4 sq m
 Outbuilding = 144 sq ft / 13.3 sq m
 Total = 3109 sq ft / 288.7 sq m

For identification only - Not to scale



The Ridings, Ealing, London W5 3BU
Price: £3,500,000 Freehold

A beautifully-presented, spacious, light and airy 5-bedroom detached Haymills property arranged over three floors. Large sun roof terrace offering panoramic views, rear garden of approx 77ft, garage and off-street parking.

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.

The lovely ground-floor accommodation comprises entrance with double doors to a dual aspect reception room with ceiling roses and access to the rear garden, well-equipped Clive Christian kitchen / dining room with large centre island, Rangemaster and doors on to the garden. There is an additional kitchen at the side, with access to both the front & rear gardens.

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

Up to the first floor, with a feature chandelier and balconied landing, to the 4 bedrooms (1 with balcony overlooking the garden), family bathroom and an en suite shower room.

There is a second floor bedroom / study which leads onto the stylish sun roof terrace with glorious panoramic views over the rear garden and beyond.

Situated in a good location, on the Hanger Hill East (Haymills), a conservation area, with Hanger Lane & Park Royal stations and local shopping facilities close by.



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grimshaw & Co. REF: 1131068

EPC Rating = D
 Council tax band = H (subject to confirmation)

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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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31.05.2024 Ref: 9856

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

