



Mulgrave Road, Ealing, London W5 1LE Price £899,950 Freehold - No Chain

A 3-bedroom 1930s mid-terrace Greystoke house arranged over two floors with period features, a garage, west-facing rear lawn garden of approx 76ft and in need of some updating.

The property comprises entrance hall, 2 reception rooms (1 with double doors to rear garden), fitted kitchen (also with a door to the rear garden), cloakroom, 3 bedrooms and a bathroom with a separate WC.

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.



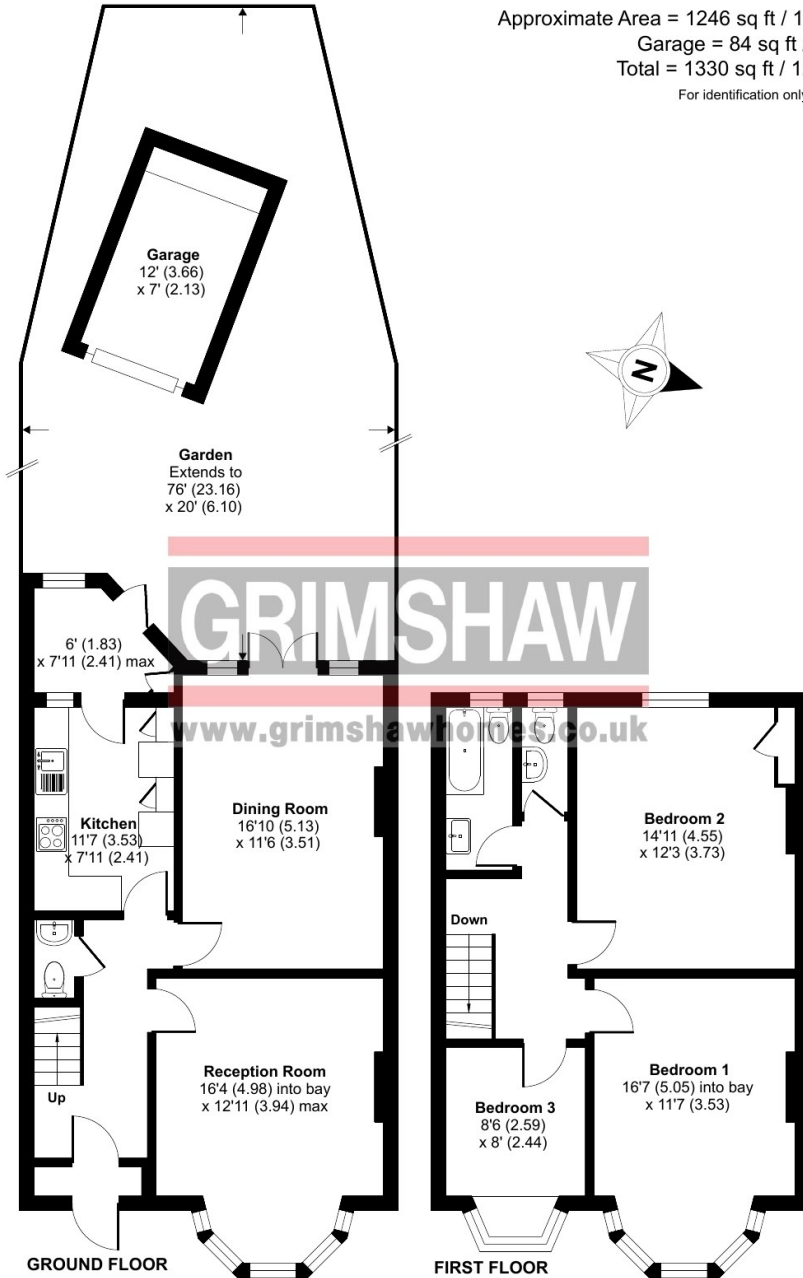
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Approximate Area = 1246 sq ft / 115.7 sq m

Garage = 84 sq ft / 7.8 sq m

Total = 1330 sq ft / 123.5 sq m

For identification only - Not to scale



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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: 1165030

EPC Rating = D
 Council tax band = F (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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