



Queens Walk, Ealing, London W5 1TP
Price: £1,900,000 Freehold

A well-presented 5-bedroom, detached double-fronted period property on two floors, with feature entrance hall, fireplace surrounds and stylish kitchen/dining room with doors onto the garden.

The ground-floor accommodation comprises entrance hall, open-plan reception with stylish kitchen/dining room with wood stove, two further reception rooms and there is a cloakroom. On the first floor, are the 5 bedrooms, family bathroom and an en suite shower room.

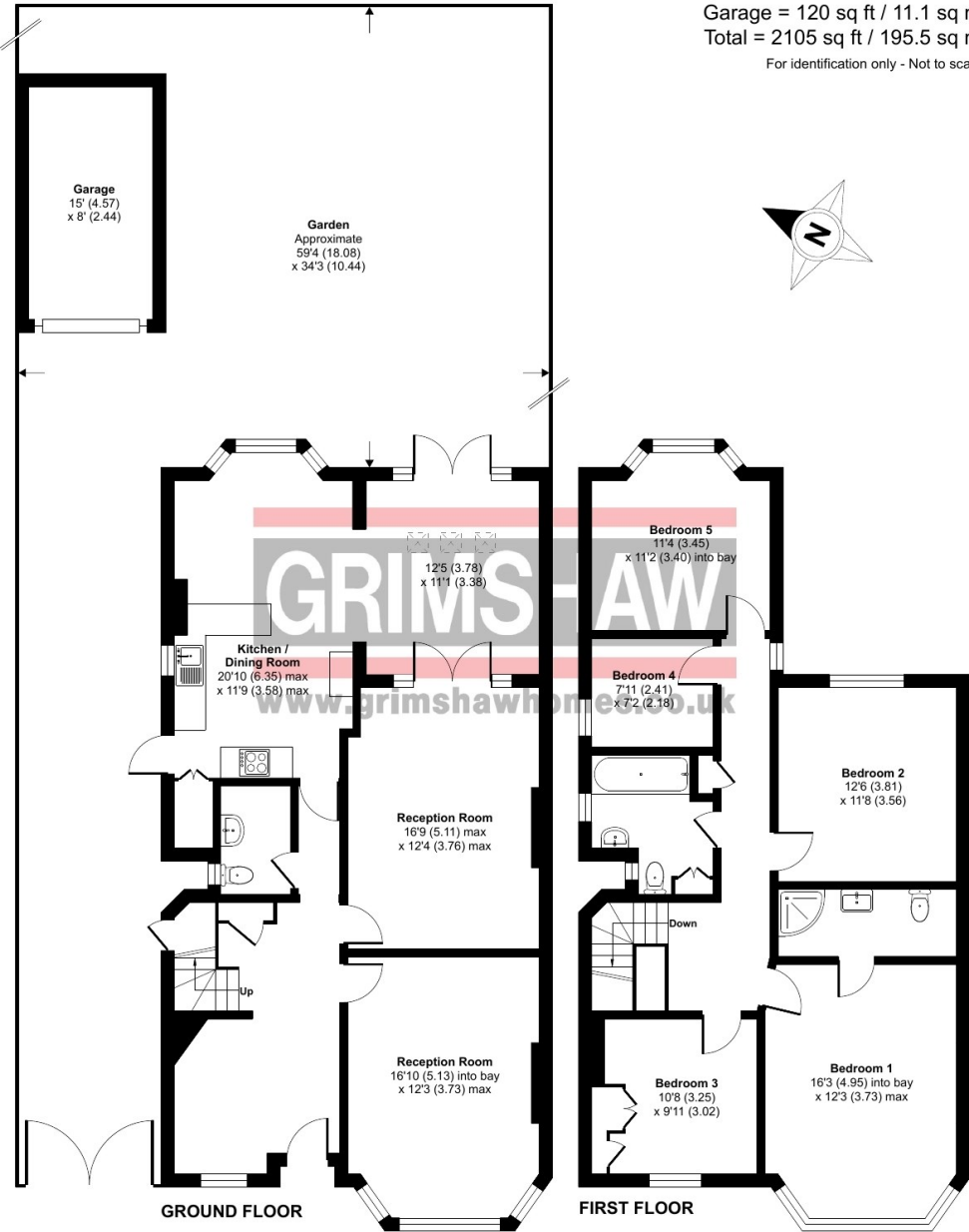
The rear garden (lawn, borders and patio) is approx 59ft. There is a garage and off-street parking at the front for 2 cars.

Just a short stroll to **Pitshanger Lane Village** for shopping facilities, bars and restaurants. Near to the lovely open spaces of Pitshanger park. Buses are on hand for **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for A4 and the M4 & M40 motorways. Well-placed for local schools including North Ealing Primary, St Benedict's, Montpelier & St Gregory's Primaries, St Augustine's Priory, Notting Hill & Ealing High and Durston House.



Queens Walk, London, W5

Approximate Area = 1985 sq ft / 184.4 sq m
 Garage = 120 sq ft / 11.1 sq m
 Total = 2105 sq ft / 195.5 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). © nichecom 2024. Produced for Grimshaw & Co. REF: 1193625

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.

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.

04.11.2024 Ref: 9901

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

