



Sherborne Gardens, Ealing, London W13 8AS
Price: Offers in Excess of £1,350,000 Freehold - No Chain

An attractive, well-presented, light & airy 4-bedroom semi-detached period property arranged over two floors with some period features including fireplace surrounds, ceiling rose and covered ceilings.

The accommodation comprises mosaic-tiled hall, 2 reception rooms, fitted kitchen, utility room, 4 bedrooms and 2 bathrooms.

Outside is a rear garden of approx 39ft with paved terrace and raised lawn. At the front forecourt parking.

Situated just off St Stephens Road and with access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Near to the lovely open space of Cleveland Park and Pitshanger Lane Village for local shopping facilities, bars & restaurants. Well-placed for local schools including St Benedict's, North Ealing Primary, Notting Hill & Ealing High, St Gregory's Primary, Ada Lovelace CofE High, Durston House, Montpelier Primary and Drayton Manor High. Road connections include A40 and M4 & M40 motorways.



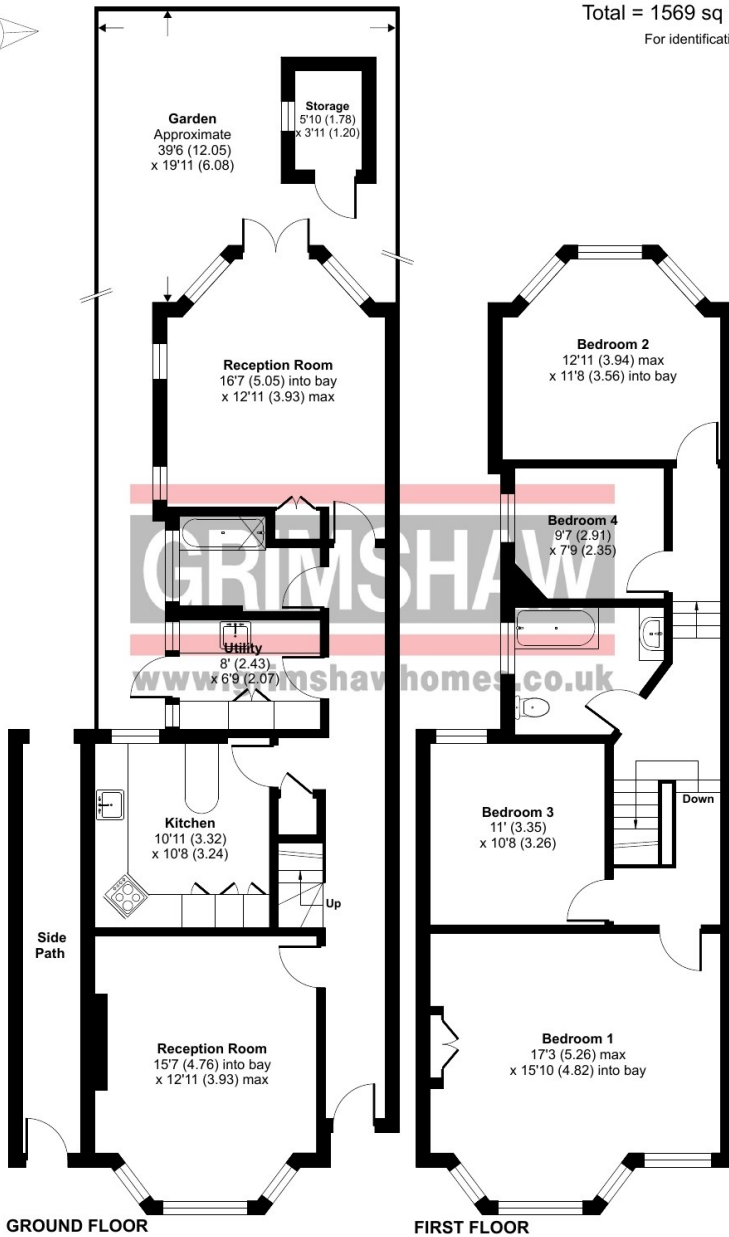
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Approximate Area = 1546 sq ft / 143.6 sq m (excludes side path)

Outbuilding = 23 sq ft / 2.1 sq m

Total = 1569 sq ft / 145.7 sq m

For identification only - Not to scale



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.

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