



Brentham Way, Ealing, London W5 1BJ
Price: £1,475,000 Freehold - No Chain

A detached, Brentham property (circa 1926) with plenty of Brentham style, situated in a corner plot, at the top of Brentham Way. The property has both a garage and off-street parking and offers the opportunity to refurbish to your own taste.

Feature entrance - the ground floor has a double aspect reception room and a second reception, both with parquet flooring. Off the hallway, is the cloakroom (WC and wash hand basin). The fitted kitchen, with Aga-style range cooker, with door leading out on to the garden.

The first floor, off the balustrade landing, are three bedrooms (two with double aspect) and the bathroom.

Outside is the garage, off-street parking and gardens all around the house.

Situated on the favoured **Brentham Garden Estate** - a conservation area of architectural interest. Within walking distance to a number of local schools including Montpelier and St Gregory's Primaries, St Augustine's Priory, St Benedict's and Notting Hill & Ealing High. Buses on hand for **Ealing Broadway** station with Elizabeth Line connection & town centre. **Pitshanger Lane Village** for local shops and restaurants is nearby.



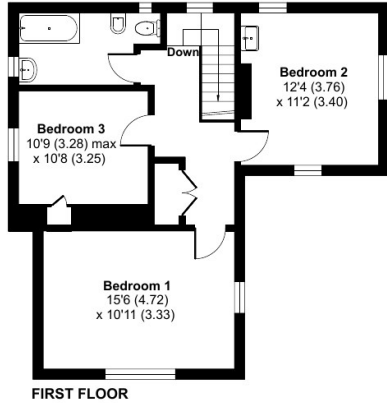
Brentham Way, London, W5

Approximate Area = 1272 sq ft / 118.1 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1416 sq ft / 131.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



EPC Rating = F
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.

25.11.2024 Ref: 9907

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Grimshaw & Co. REF: 1204798