



Creffield Road, Ealing, London W5 3RP
Price £2,395,000 Freehold

An exceptional, semi-detached period property, offered in good decorative order, on four floors (*approx 3,525 sq ft*). Plenty of period and stylish details throughout. On the lower-ground floor, you will find the family room/ entertainment area with kitchen. Bi-folding doors lead you onto the garden. With separate utility room, WC and storage. The ground-floor space, with impressive hallway, has the formal dining room and sitting room. Useful cloakroom with wash hand basin and WC. The 5 bedrooms, 2 bathrooms, 2 shower rooms (one en suite) are on the first and second floors.

Outside, there is plenty of off-street parking, garage, garden to the side and rear garden with extensive covered terrace and lawn.

Situated approx 0.2 miles from **Ealing Common** station/shops and the open spaces of Ealing Common and approx 0.8 miles from **Ealing Broadway** station (Elizabeth line), shops, bars and restaurants.

Road connections including A4, A40, A406 North Circular Road and M4 & M40 motorways.

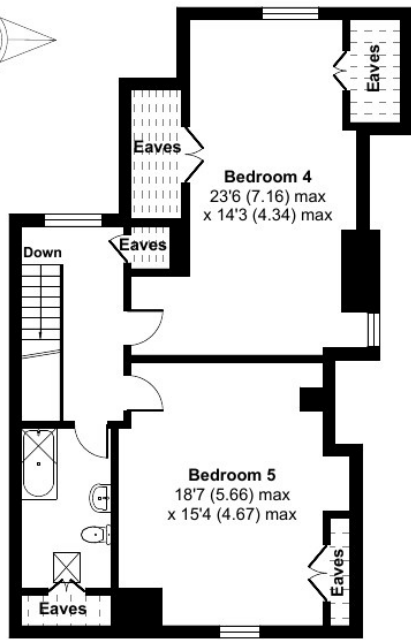
Local schools include Twyford CofE High, Ellen Wilkinson High, West Acton primary and St Vincent's Primary.



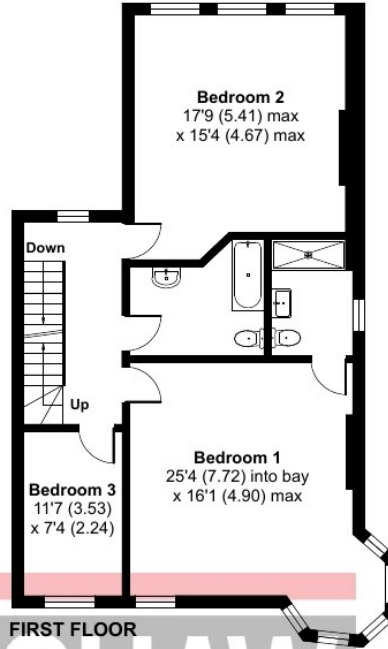
Creffield Road, London, W5

Approximate Area = 3525 sq ft / 327.5 sq m
 Limited Use Area(s) = 137 sq ft / 12.7 sq m
 Garage = 207 sq ft / 19.2 sq m
 Total = 3869 sq ft / 359.4 sq m

For identification only - Not to scale

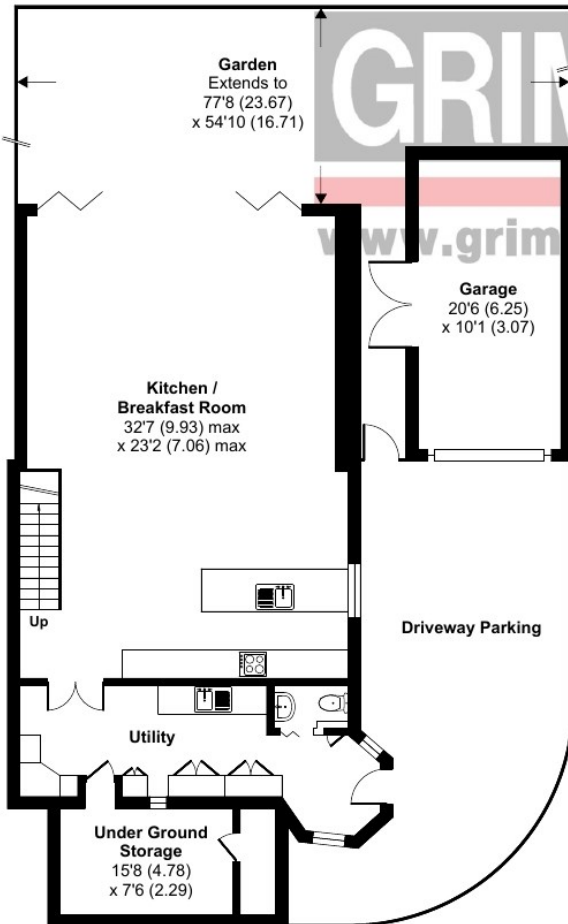


SECOND FLOOR

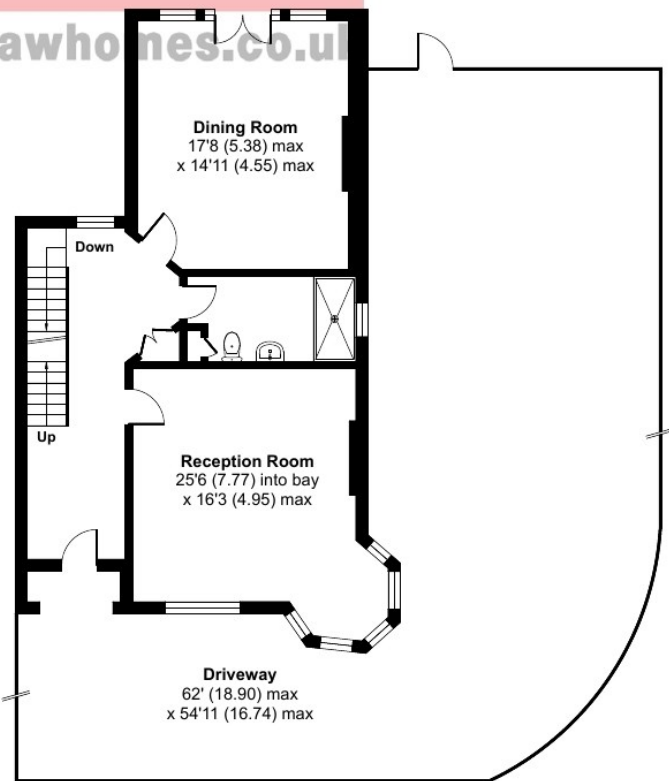


FIRST FLOOR

Denotes restricted head height



LOWER GROUND FLOOR



GROUND FLOOR





EPC Rating =D

Council tax band = G £3,247.24 (for 2024/2025)

Local authority: London Borough of Ealing

Parking: Off-street forecourt parking. Controlled Parking Zone: Ealing Common Zone F

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

Surface water: 'Very low' means less than 0.1% chance of a flood each year

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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.

06.02.2025 Ref: 9924

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