



**Moorfield Avenue, Ealing, London W5 1LG**  
**Price £925,000 Freehold - No Chain**

A terraced, 1930s 4-bedroom property with accommodation arranged over three floors with garage at the rear.

The ground floor has hallway, 2 communicating reception rooms (at the rear sliding doors onto the garden), fitted kitchen with conservatory and cloakroom (wash hand basin and WC).

On the first floor, are 3 bedrooms and the family bathroom and the main bedroom, with en suite shower / WC are on the second floor.

Outside - the rear garden is approx 53ft with pond, shed and garage. Gravelled front garden.

Situated on the favoured **Greystoke Park Estate** a conservation area, just a few minutes' walk to **Hanger Lane** station with local shopping facilities, 0.6 miles to **Pitshanger Lane Village** and also well-placed for **Park Royal** station also with local shopping facilities. Bus service to **Ealing Broadway** station with Elizabeth Line connection & town centre. The beautiful open spaces of Hanger Hill park are nearby. Road connections for A4 and M4 & M40 motorways.

Well-placed for a number of local schools including St Augustine's Priory, Montpelier Primary, St Benedict's, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, North Ealing Primary, Drayton Manor High, Notting Hill & Ealing High and Twyford CofE High.





# Moorfield Avenue, London, W5

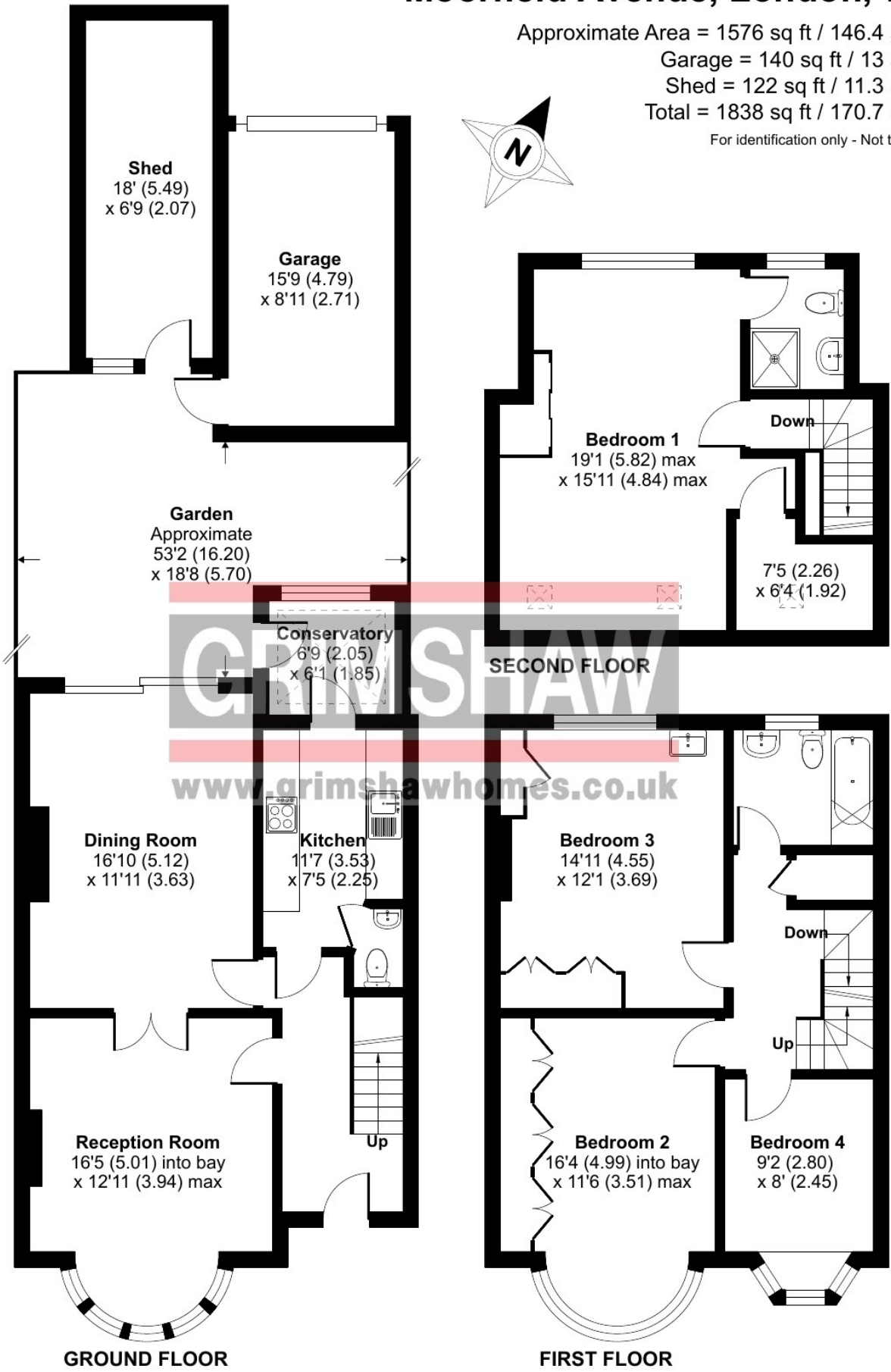
Approximate Area = 1576 sq ft / 146.4 sq m

Garage = 140 sq ft / 13 sq m

Shed = 122 sq ft / 11.3 sq m

Total = 1838 sq ft / 170.7 sq m

For identification only - Not to scale



**GROUND FLOOR**

**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Grimshaw & Co. REF: 1252271





EPC Rating = D

Council tax band = F (£2,814.27 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Garage at rear with vehicle access: on-road parking

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.

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