



Mulgrave Road, Ealing, London W5 1LE
Price £1,750,000 Freehold - No Chain

An impressive, gated, double-fronted corner residence, with stylish accommodation arranged over three floors. The property was rebuilt in 2007.

Ground floor - hallway, cloakroom (WC / wash hand basin), front reception room / bedroom 6 and extensive well-equipped kitchen / dining / family room. The room has natural daylight from both the skylights and the glass doors, leading onto the terrace / garden. **First floor** - there are 4 bedrooms (one with en suite shower room / WC) and the family bath / shower room. **Second floor** - has a 5th bedroom and further shower room. There is a laundry chute from the second floor shower room which leads to the first floor bathroom and down into the utility room.

The rear garden is approx 68ft with decking, terrace and lawn. To the front, is the gated off-street parking for 3 cars.

Situated on the favoured and sought-after **Greystoke Park Estate**, approximately 0.6 miles from **Pitshanger Lane village** and 0.5 miles **Hanger Lane** station. Buses are on hand for **Ealing Broadway** station (Elizabeth line station) & town centre with shopping facilities, bars and restaurants. Road connections for A406 , A40 and A4.

Well-placed for a number of local schools including Montpelier and St Gregory's primaries, Notting Hill and Ealing High, St Augustine's Priory and St Benedict's. The open spaces of Hanger Hill park are nearby.



Mulgrave Road, London, W5

Approximate Area = 2792 sq ft / 259.3 sq m

Limited Use Area(s) = 218 sq ft / 20.2 sq m

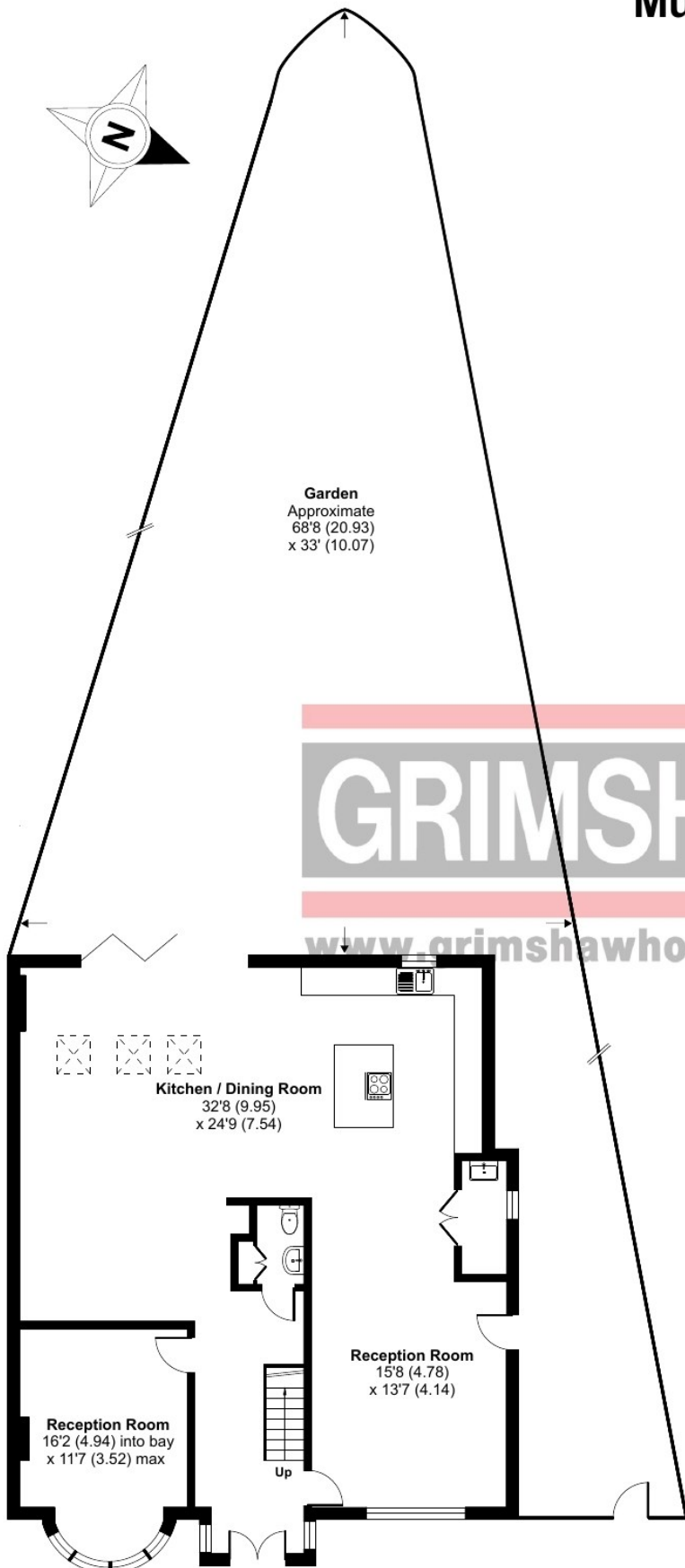
Total = 3010 sq ft / 279.6 sq m

For identification only - Not to scale

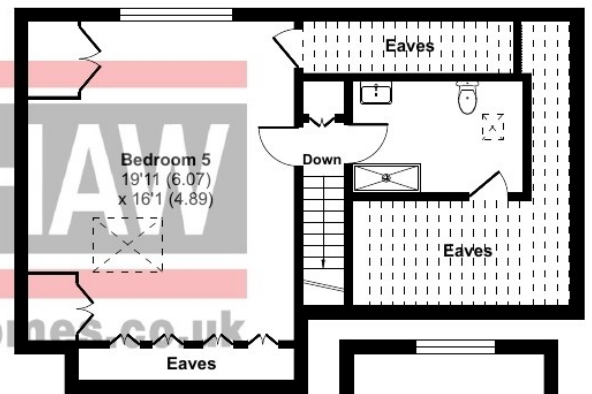


Garden
Approximate
68'8 (20.93)
x 33' (10.07)

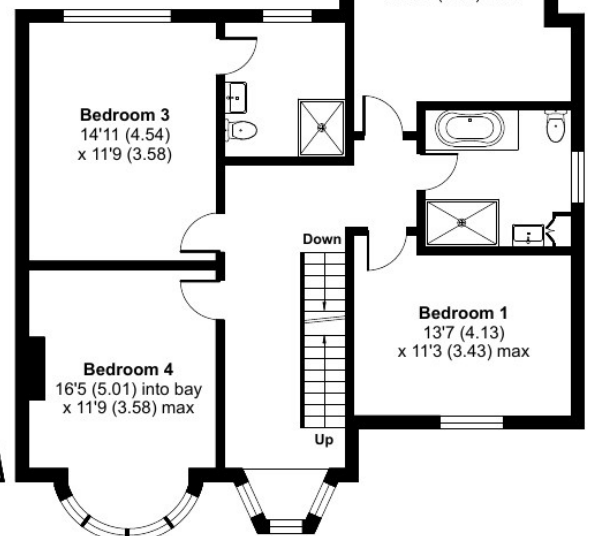
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





EPC Rating = D

Council tax band = F (£2,948.14 - 2025/2026)

Local authority: London Borough of Ealing

Parking: Forecourt parking: on road parking

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas: Conventional boiler with 2 large Megaflows: insulated loft: mains drainage: cavity wall insulation: land line (TBC): broadband (TBC)

Surface water: Very low (Less than 0.1% chance of a flood each year)

Rivers and sea: Very low (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.

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