



Woodfield Road, Ealing, London W5 1SR
Price £945,000 Freehold - No Chain

Situated on the **Brentham Garden Estate** (conservation area), a 3-bedroom Edwardian mid-terrace property with some period details, arranged over two floors with a rear lawn garden of approx 56ft.

Entrance hall, 2 reception rooms (rear reception room with access to the rear garden), kitchen / breakfast room (also with access to the rear garden), cloakroom, 3 bedrooms and a shower room with a separate WC. The rear garden is approx 56ft. Garden to the front of the property.

In this favoured location, with the award-winning **Pitshanger Lane Village** nearby for a good selection of local shopping facilities, bars, restaurants and the open spaces of Pitshanger Park.

There are a good selection of local schools in the area including Montpelier, St Gregory's and North Ealing Primaries, Notting Hill & Ealing High, Durston House, Ada Lovelace CofE High, St Augustine's Priory and St Benedict's.

There are also buses on hand to **Ealing Broadway** station with Elizabeth line & town centre.

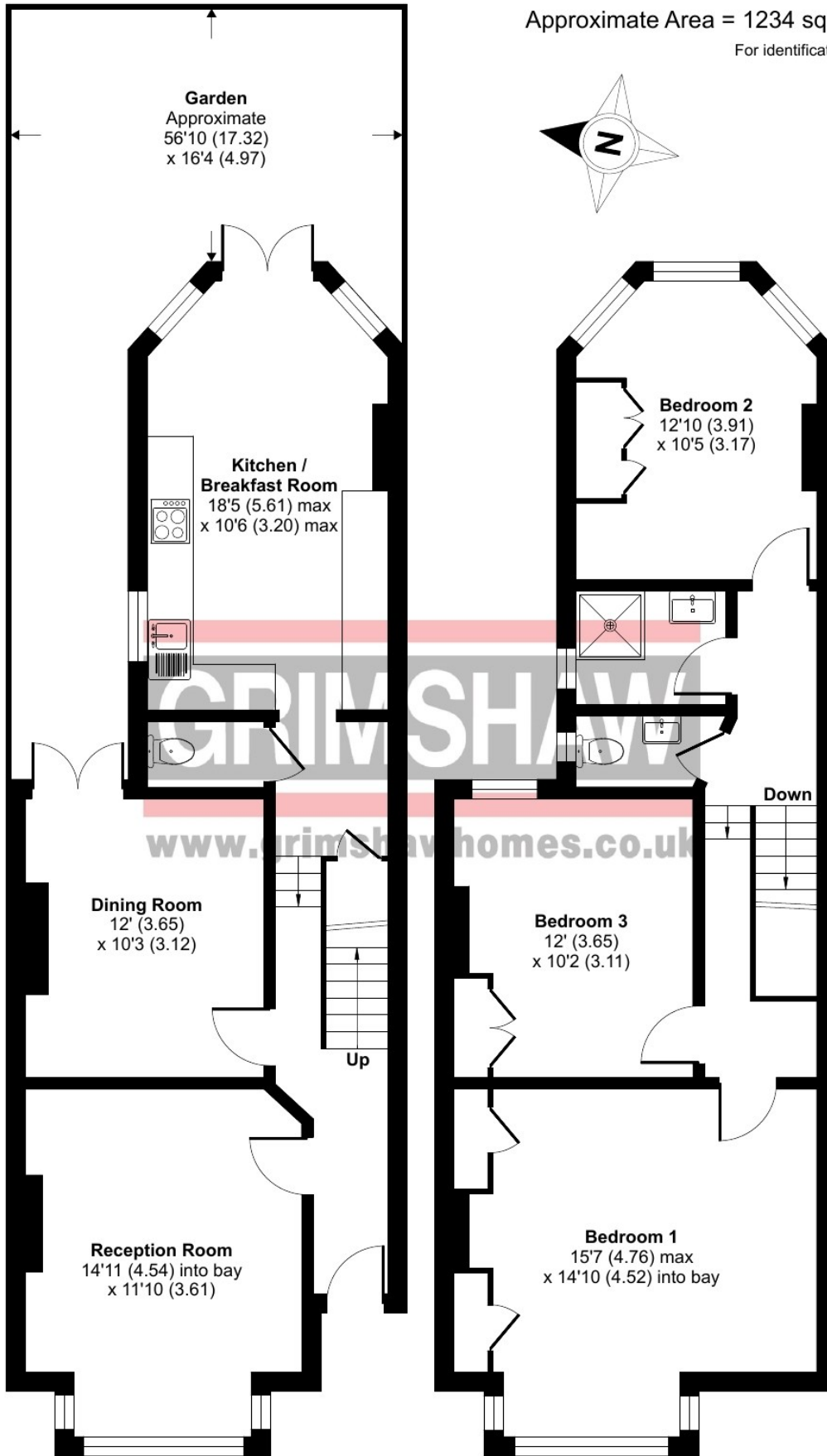
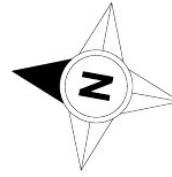
Road connections include the A40 and the A406 North Circular.



Woodfield Road, London, W5

Approximate Area = 1234 sq ft / 114.6 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). Produced for Grimshaw & Co. REF: 1264132

© n̄checon 2025.



EPC Rating = D

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

Local authority: London Borough of Ealing

Parking: On road parking

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (combi central heating boiler and radiator heating):
mains drainage: broadband connected: no landline: loft insulated and boarded

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.

25.03.2025 Ref: 9950

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

GRIMSHAW
www.grimshawhomes.co.uk