



Ludlow Road, Ealing, London W5 1NX
Price £875,000 Freehold

Situated on the favoured **Brentham Garden Estate** - a conservation area of architectural interest. With easy access to the award-winning **Pitshanger Lane Village** for local shopping facilities, bars & restaurants, The Brentham Sports Club, **Ealing Broadway** station with Elizabeth Line connection & town centre and road connections for the M4 & M40 motorways. Local schools include North Ealing, Montpelier and St Gregory's Primaries, St Augustine's Priory, St Benedict's and Notting Hill & Ealing High.



A charming 3-bedroom end-of-terrace Brentham character property on two floors enjoying an east / west aspect and period features. With potential for loft conversion and rear extension (subject to usual regulations)

The accommodation comprises entrance hall, 2 reception rooms, kitchenette with a lobby to the rear garden, 3 bedrooms and a bathroom.

There is a pretty west-facing rear garden of approx 54' with private gated access to a communal green at the rear.



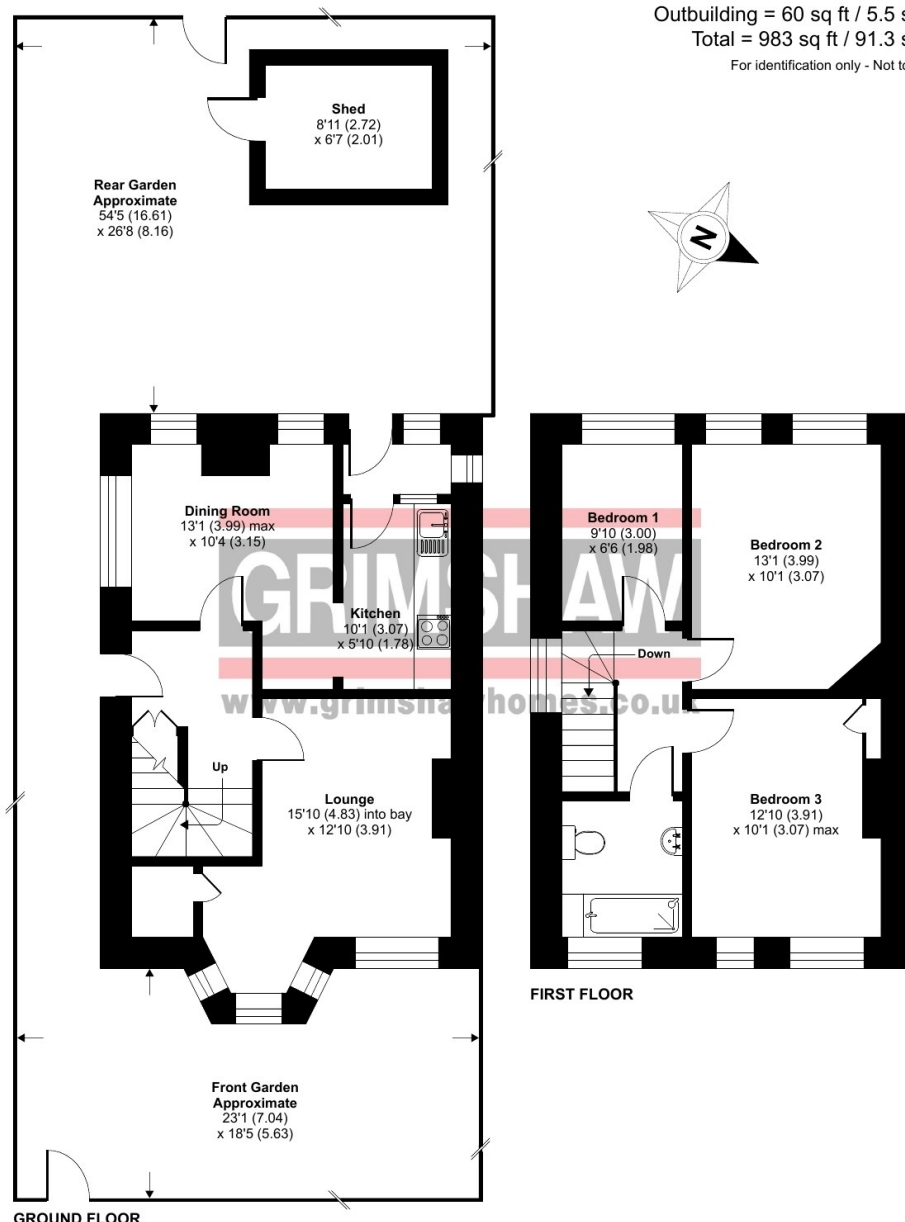
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Approximate Area = 923 sq ft / 85.7 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 983 sq ft / 91.3 sq m

For identification only - Not to scale



EPC Rating = D
Council tax band = F (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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD