



Grimshaw & Co

**Dell Way, Ealing, London W13 8JH**  
**Price: £1,250,000 Freehold**

Situated in a sought-after location, just off Castlebar Road and with access to **Ealing Broadway** station with Elizabeth Line connection & town centre. Near to the lovely open space of **Cleveland Park** and the award-winning **Pitshanger Lane Village** for local shopping facilities, bars & restaurants. Well-placed for local schools including Notting Hill & Ealing High, St Benedict's, Durston House, Harvington Prep, Ada Lovelace CofE High, Montpelier Primary and Drayton Manor High. Road connections include A40 and M4 & M40 motorways.

**An opportunity to acquire this beautifully-appointed end-of-terrace residence with spacious accommodation on three floors. A feature is the spectacular ground-floor extension with southern aspect and gardens to 3 sides giving potential for further enlargement/development (subject to usual regulations).**

The accommodation comprises entrance hall, cloakroom, reception room, kitchen/dining room, utility room, 4 bedrooms, family bathroom and 2 en suite bathrooms.

There is a front garden, attractive south-facing rear & side gardens and forecourt parking.



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## Dell Way, London, W13

Approximate Area = 1664 sq ft / 154.6 sq m

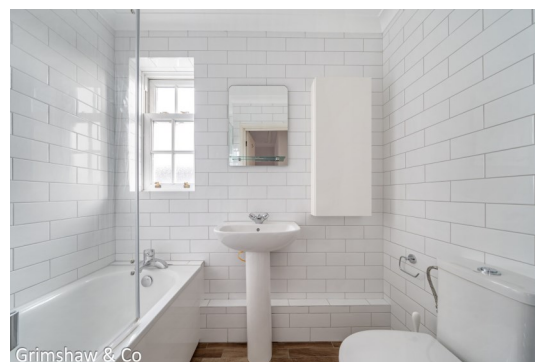
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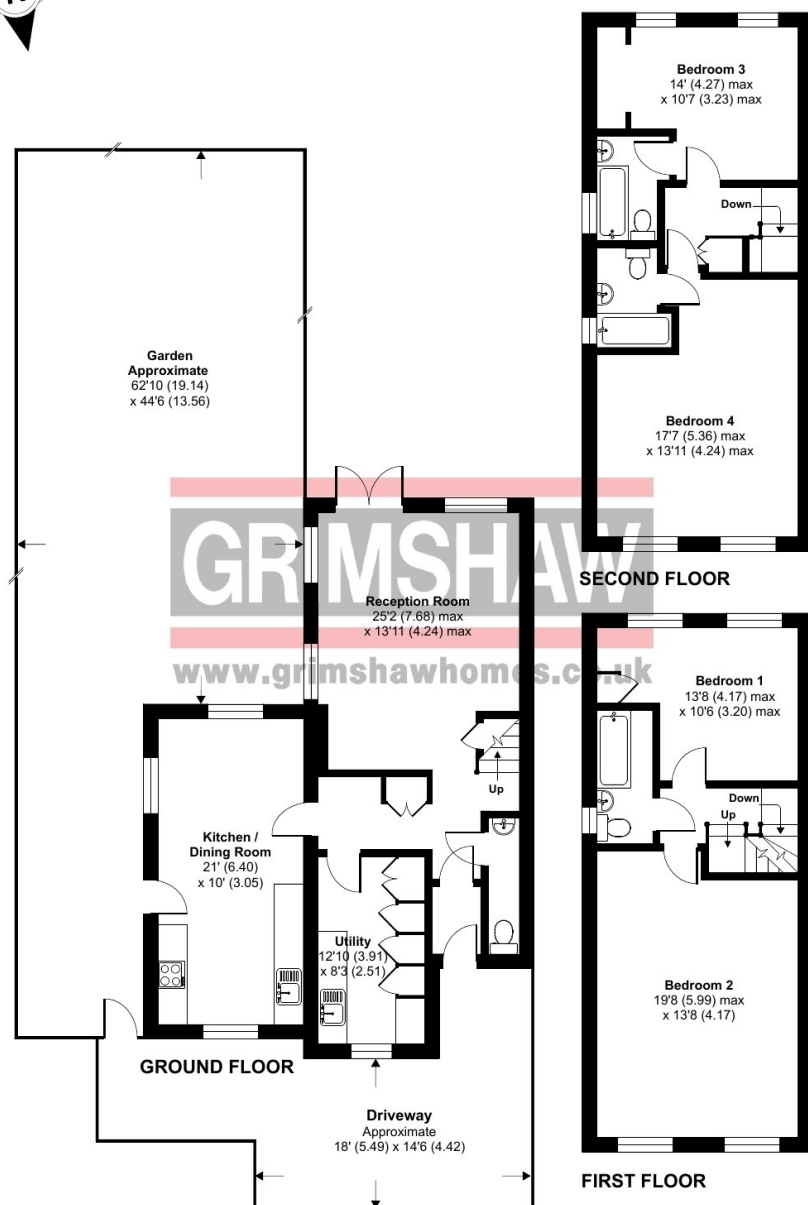
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checon 2023. Produced for Grimshaw & Co. REF: 932475

EPC Rating = D

Council tax band = G (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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