



Grimshaw & Co

Selby Road, Ealing, London W5 1LY
Price: £849,950 Freehold - No Chain

Situated in a sought-after location, just off the award-winning **Pitshanger Lane Village** with local shopping facilities, bars and restaurants. An easy walk to Pitshanger & Cleveland parks, North Ealing Primary school and the Brentham Club with tennis, cricket and bowls. Other local schools include St Gregory's & Montpelier Primaries, Notting Hill & Ealing High and St Benedict's. Local transport facilities towards **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. With access to **West Ealing** station also with Elizabeth Line connection.



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WITH WEST-FACING REAR GARDEN - A 3-bedroom semi-detached property on two floors with spacious living space. The property is a much loved family home of many years and in need of some updating. There is potential to extend (subject to the usual regulations).

The accommodation comprises entrance hall, 2 reception rooms, spacious kitchen / dining room, 3 bedrooms and a family shower room.

There is a good sized rear garden of approx 42'.



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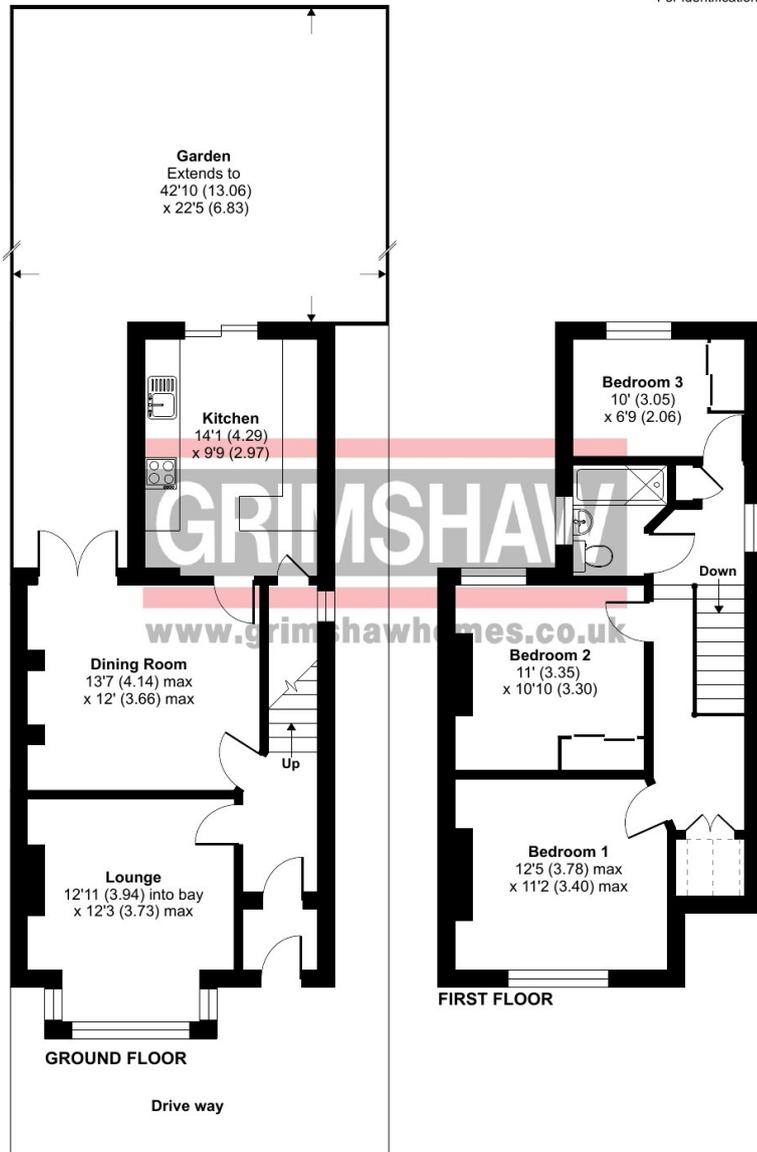
Selby Road, London, W5

Approximate Area = 1031 sq ft / 95.8 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 1047 sq ft / 97 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Grimshaw & Co. REF: 934647

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.

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