



Grimshaw & Co

Boileau Road, Ealing, London W5 3AJ
Price: £1,050,000 Freehold - No Chain

Situated in a popular road, within walking distance of **North Ealing** station with local shopping facilities and with access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Road connections for the A4 and M4 & M40 motorways. Well-placed for local schools including Montpelier Primary, Holy Family Catholic School, St Augustine's Priory, Ellen Wilkinson High and Notting Hill & Ealing High.

A 4-bedroom semi-detached property needing some updating, with accommodation on two floors. Great opportunity to extend (subject to the usual regs) and to update to own taste.

On the ground floor are two reception rooms, kitchen and bathroom. The second floor accommodation has 4 bedrooms, separate bathroom, wash hand basin and WC areas. There is a useful loft space.

Outside the garden is approx 49'7 x 23'2 (15.11m x 7.06m) and there is off-street parking at the front of the property.



Grimshaw & Co



Grimshaw & Co



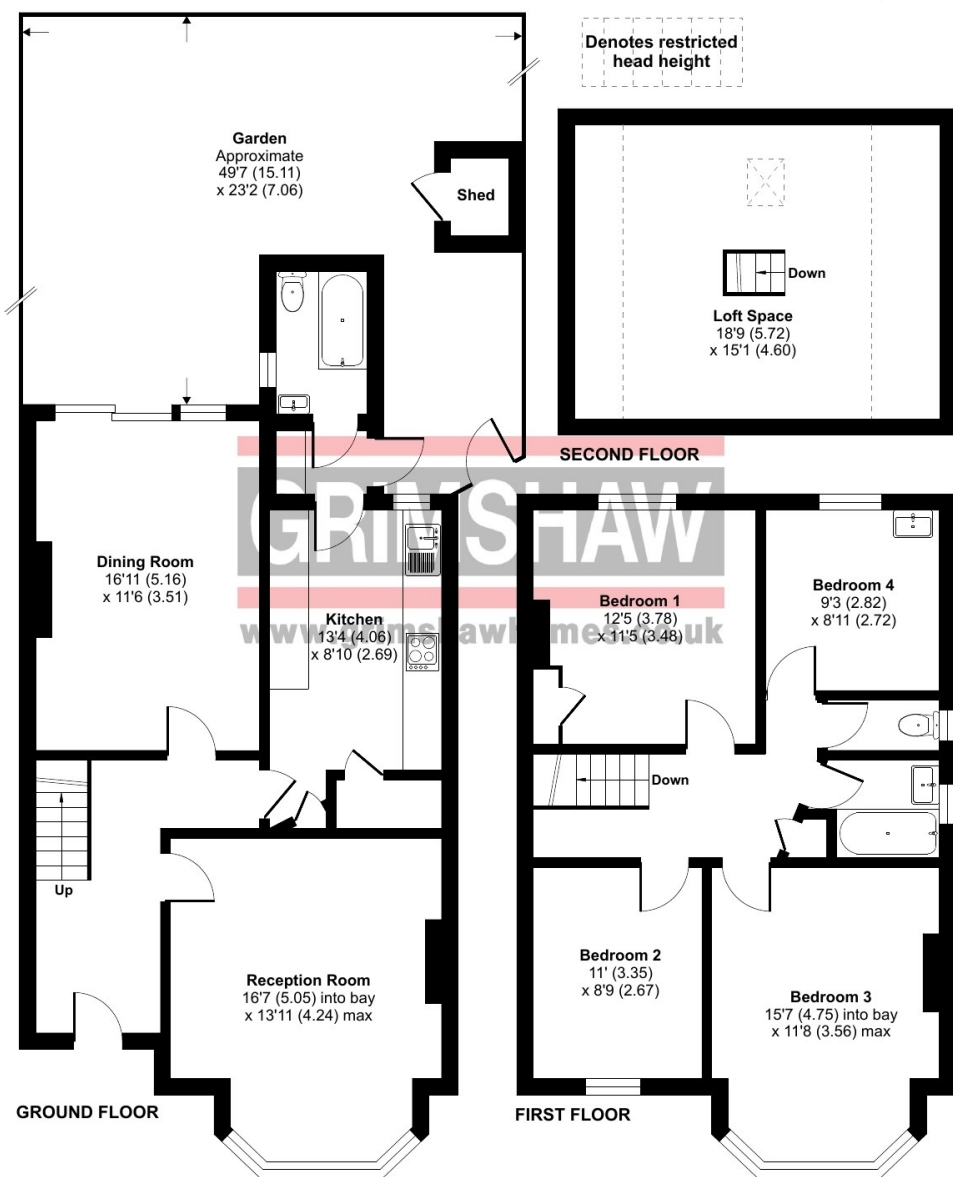
Boileau Road, London, W5

Approximate Area = 1578 sq ft / 147 sq m (excludes shed)

Limited Use Area(s) = 91 sq ft / 8 sq m

Total = 1669 sq ft / 155 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Grimshaw & Co. REF: 937836

Council tax band = G (subject to confirmation)
EPC rating = E

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.

24.04.2023 Ref: 9678

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

GRIMSHAW
www.grimshawhomes.co.uk