



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.





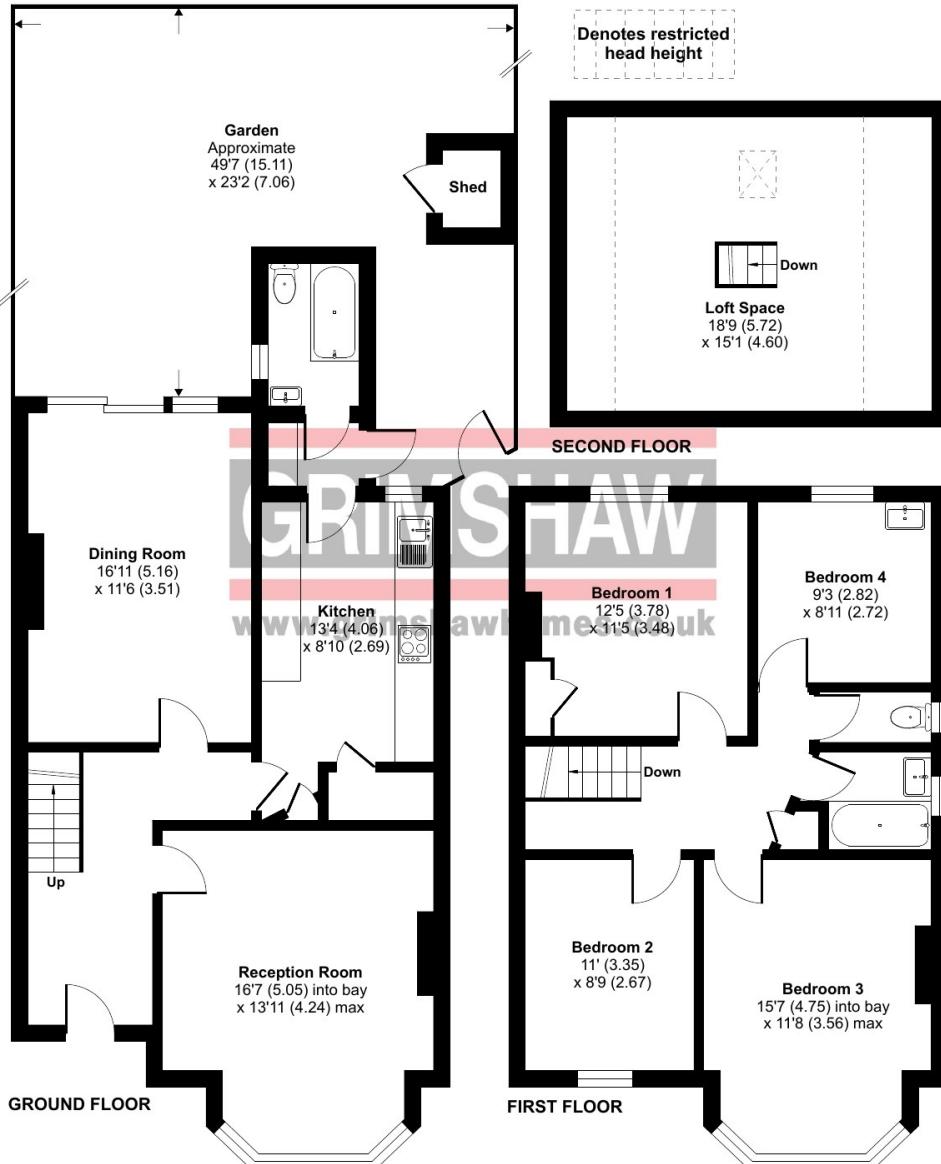
Boileau Road, London, W5

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2023.
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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.

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24.04.2023 Ref: 9678

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