



Grimshaw & Co

## Brookfield Avenue, Ealing, London W5 1LA

**Price: £999,950 - Freehold**

With the beautiful Hanger Hill Park nearby and ready access to the award-winning **Pitshanger Lane Village** for a good selection of local shopping facilities, bars, restaurants and Pitshanger Park. There are a good selection of local schools in the area including Montpelier, St Gregory's & North Ealing Primaries, Notting Hill & Ealing High, Durston House, St Augustine's Priory, St Benedict's, Ada Lovelace CofE High and Harvington Prep. Well-placed for transport connections including **Hanger Lane** station, **Park Royal** station both with local shopping facilities and **Ealing Broadway** station with Elizabeth line & town centre. Good road connections include the A4, M4 & M40 motorways.

Situated in a favoured location, on the **Greystoke Park Estate**, with an east/west aspect, lovely west-facing rear garden with terrace and Anglia conservatory - an exceptionally well-appointed semi-detached house arranged over two floors.

The ground-floor accommodation comprises entrance hall, 2 reception rooms - 1 open-plan to the kitchen, cloakroom, conservatory.

On the first-floor are 3 bedrooms and a modern bathroom. There is an insulated and a boarded loft.

There is a pretty west-facing rear garden of approx 84' with paved terrace and a trellised vegetable garden area. With shared drive-in and forecourt parking.



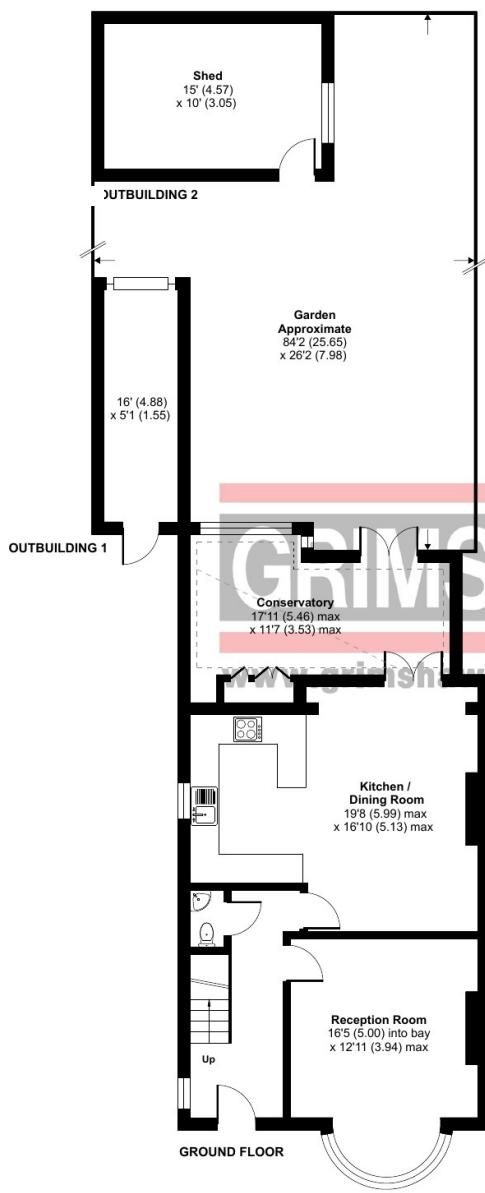
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Approximate Area = 1365 sq ft / 126.8 sq m

Outbuildings = 231 sq ft / 21.4 sq m

Total = 1596 sq ft / 148.2 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 2022. Produced for Grimshaw & Co. REF: 920916

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(Photographs taken previously)

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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19.04.2023 Ref: 9702

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