

Andrew Grant
PRESTIGE & COUNTRY

52 Grange Road
London, W5 5BX



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6 Bedrooms 3 Bathrooms 4 Reception Rooms

“An impressive six bedroom family home on Grange Road, offering extensive accommodation across three floors with elegant living spaces, landscaped garden and excellent transport links...”

Scott Richardson Brown CEO

- A substantial six bedroom family home offering over 3,600 sq ft of accommodation.
- Contemporary kitchen with central island, integrated Neff appliances and garden views.
- Elegant reception rooms with period fireplaces and generous proportions.
- Versatile accommodation including a study and cellar.
- Mature private garden with lawn, patio and summerhouse.
- Off-street parking to the front of the property.
- Situated in a desirable location close to schools, parks and excellent transport links.



3617 sq ft (336 sq m)



The approach

This striking period property occupies a desirable position on Grange Road. A paved frontage provides off-street parking and leads to the main entrance. Mature planting frames the house while side access connects to the garden. The attractive brick façade and traditional bay windows reflect the character of the home, giving an immediate sense of scale and quality on arrival.





The entrance hall

A welcoming entrance hall sets the tone for the accommodation, with a sweeping staircase rising through the centre of the home. High ceilings, herringbone flooring and generous proportions create a sense of grandeur, with access leading through to the principal reception rooms, study, ground floor shower room and cellar. The hall is the heart of the ground floor and connects directly with the dining room and kitchen at the rear.





The kitchen

The kitchen is a wonderful contemporary space designed for both family living and entertaining. A large central island provides extensive storage and workspace, incorporating an inset sink and a built-in Miele wine fridge. Integrated appliances include Neff double ovens and a Neff gas hob, while the cabinetry also houses a Miele dishwasher. These are set within bespoke units in soft neutral tones, blending practicality with style.



Along one wall, open shelving adds character and display space, enhancing the sense of light created by the expansive skylight above. Full-height picture windows and glazed doors frame views of the garden and open directly onto the terrace, extending the living area outdoors and making this a perfect space for gatherings in all seasons. The kitchen is complemented by a well-planned utility room, fitted with additional cabinetry, generous worktops and appliance space. A glazed door gives direct access to the garden, ensuring this room is as practical as it is convenient for daily use.



The dining room

The dining room links the kitchen and main hall, making it a natural space for family meals and entertaining. With proportions to accommodate a large dining table, this central room connects easily to both the modern and traditional areas of the house, ensuring flexibility for formal dining and everyday use alike.





The living room

The living room is a grand reception space with tall windows surrounding French doors into the garden, seamlessly connecting both the garden and kitchen with the living space. A traditional fireplace forms a focal point, while the proportions allow for versatile layouts.





The sitting room and study

The sitting room at the front of the home enjoys a dual-aspect and a large bay window, filling the room with natural light. This space is equally well-suited as a family lounge or more formal entertaining space. Adjacent to the sitting room, the study offers a quiet retreat with views over the front aspect. Its generous bay window and position off the hall make it ideal for working from home.





The shower room

The ground floor shower room is appointed with high-quality fittings by Catchpole & Rye, reflecting traditional craftsmanship and attention to detail. A high-level cistern WC, porcelain wash basin and walk-in shower are complemented by period-style brass fixtures that combine elegance with everyday practicality. Positioned just off the main hall, this room offers convenience for both family and guests while enhancing the home with its timeless design.



The first floor landing

The first floor landing is a striking space in its own right, featuring a wide staircase with traditional balustrades rising from the hall below. Natural light streams in through leaded windows, highlighting the decorative wall coverings that bring unique character to this part of the home. The generous proportions of the landing create a sense of flow between the principal bedrooms and bathroom, while built-in storage adds practicality.





The principal bedroom

The principal bedroom is a substantial double overlooking the garden. Its proportions allow for a wide variety of furniture arrangements while retaining a calm and restful atmosphere. This bedroom is complemented by direct access to its own en suite bathroom.



The principal en suite

The en suite to the principal bedroom is a luxurious space fitted with bespoke Catchpole & Rye pieces, combining period elegance with modern quality. A full bath with overhead rainfall shower is set within a tiled recess, complemented by polished brass fixtures and a glass screen. Twin pedestal wash basins provide convenience, while a traditional high-level cistern WC with wood seat enhances the sense of character.



The second bedroom

A generous double bedroom at the front of the home with a dual-aspect, the second bedroom is distinguished by a wide bay window which enhances the sense of light and space. Its size makes it an excellent secondary suite, equally well-suited for family use or guests and a traditional fireplace creates a charming focal point.





The third bedroom

Situated on the first floor, the third bedroom is a well-sized double overlooking the front and side aspect. Its position makes it flexible for use as a further family or guest bedroom, with a traditional fireplace completing the space.





The second floor landing

The second floor landing connects the three bedrooms on this floor. Its layout offers a natural pause between rooms, while its elevated position gives an open feel. The consistent period detailing ensures the upper level maintains the elegance found across the rest of the house. From here there is access to the loft space and there is built-in storage.





The second floor bedrooms

The second floor is home to three impressive bedrooms, each offering distinctive character and generous proportions. The fourth bedroom is currently arranged as a large sitting room and office. It enjoys a handsome feature fireplace and a wide dormer window with integrated shelving. The fifth bedroom is a further spacious double, offering elegant symmetry with dual windows and an airy feel. Its generous floor area provides space for both a large bed and additional furnishings.



The sixth bedroom is a striking space with extensive bespoke fitted shelving, creating the perfect setting for a library or study-bedroom. Its bright cabinetry provides a vibrant backdrop for books and personal collections, while the large windows fill the room with natural light, making it a versatile retreat for work, study or quiet relaxation.





The family bathroom

Situated on the first floor, the family bathroom is designed with period elegance and practical family use in mind. A porcelain pedestal basin compliments the freestanding roll-top bath, finished in a striking metallic tone and paired with a traditional brass shower fitting and overhead rainfall shower. The separate WC features a wood-panelled toilet, brass fittings and a compact porcelain basin. All from Catchpole & Rye, this arrangement provides both style and practicality.



The garden

The garden is a tranquil private haven, designed to provide distinct areas for relaxation and enjoyment. Directly outside the kitchen and living room, a brick-paved terrace offers space for outdoor dining and entertaining. From here, pathways lead to a lawn surrounded by mature planting, providing both colour and privacy.



A wealth of shrubs and established trees create a natural screen, giving the garden a secluded feel. At the far end, a wooden summerhouse is tucked beneath the trees, offering an inviting retreat or practical storage. Additional features include a pond, raised beds and borders, giving depth and interest to the landscape. This is a garden designed to be enjoyed throughout the seasons, combining low-maintenance planting with character and charm.



The driveway and parking

To the front, set behind a gated entrance, a paved driveway provides valuable off-street parking for residents and guests. The setting is enhanced by established shrubs, creating both practicality and kerb appeal.



Location

Grange Road is a highly sought after residential address in Ealing, offering an enviable balance between leafy surroundings and excellent connections to central London. This quiet and established road is lined with period homes of character, contributing to a strong sense of community and long-term appeal.

The property is ideally situated for access to the amenities of Ealing Broadway, which provides a wide range of shops, restaurants, cafés and leisure facilities. Ealing Broadway station is within easy reach, offering both the Elizabeth Line and Underground services.

Additional stations such as North Ealing and Ealing Common provide alternative Underground connections, while the nearby A40 and M4 make road links equally straightforward. For families, the area is well known for its excellent choice of schools. Both state and independent options are available locally, including St Benedict's, Notting Hill and Ealing High School and Durston House.

The wider area offers a wealth of green open spaces, including Ealing Common, Walpole Park and Lammas Park, each providing space for recreation, sports and family activities.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band G

Agent Note

A member of staff at Andrew Grant is acting as Executor of the estate in relation to this property.



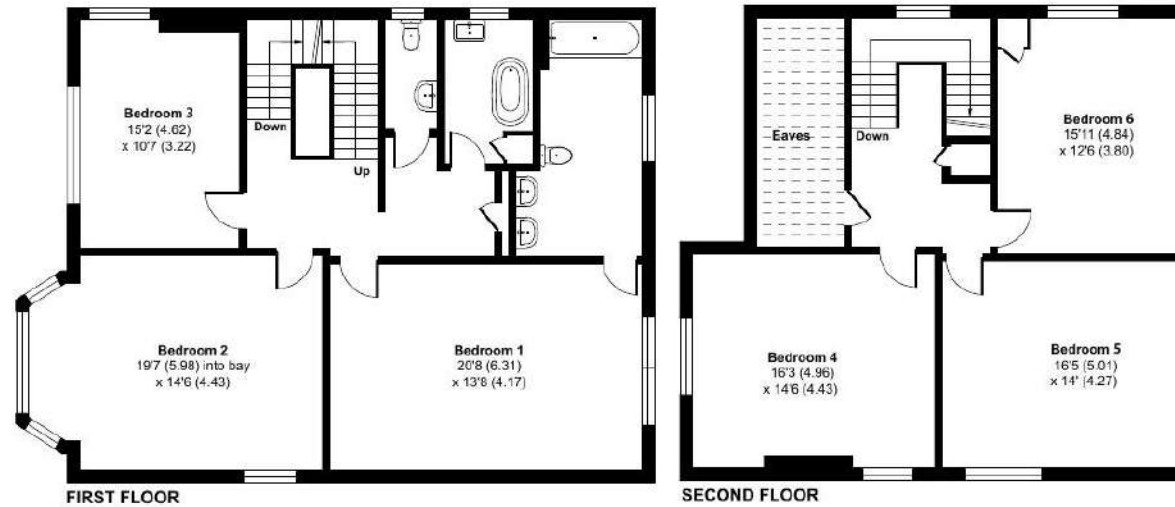
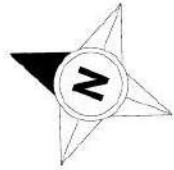
Grange Road, London, W5

Approximate Area = 3617 sq ft / 336 sq m

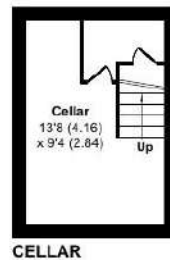
Limited Use Area(s) = 99 sq ft / 9.1 sq m

Total = 3716 sq ft / 345.1 sq m

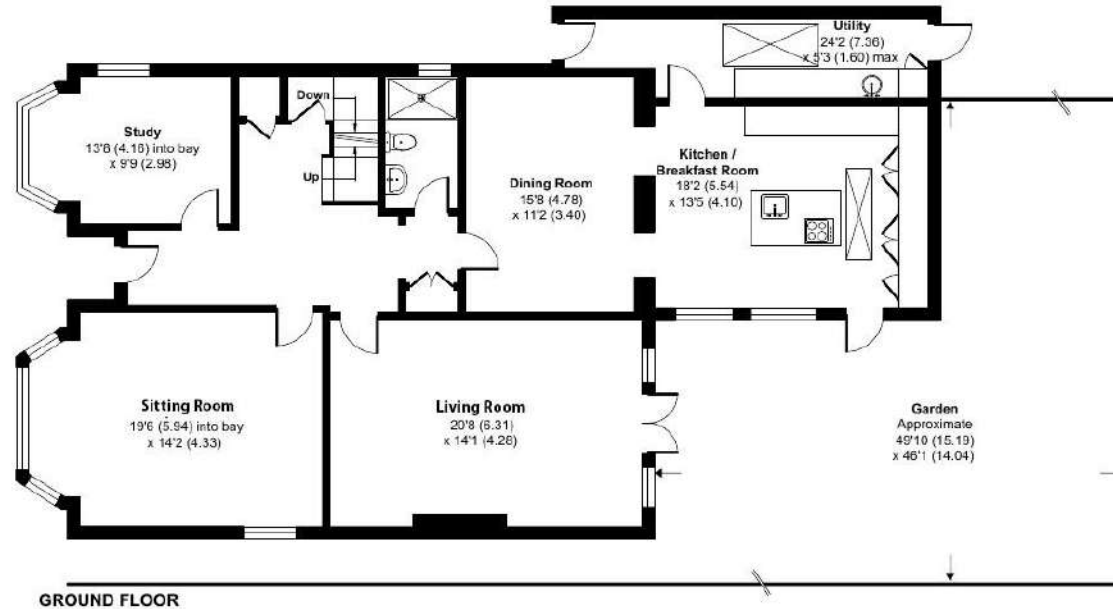
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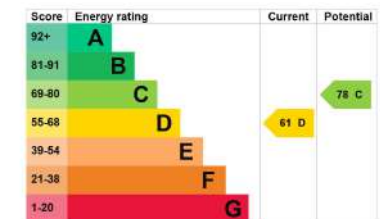
Denotes restricted head height



CELLAR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1340002



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