



Grimshaw & Co

Birkdale Road, Ealing, London W5 1JZ
Price: £1,750,000 Freehold - No Chain

In a coveted location, backing directly on to Fox Woods nature reserve with beautiful woodland views and Hanger Hill Park beyond. The lovely open space of Pitshanger Park and local shopping facilities in Pitshanger Lane is nearby. Well-placed for a number of local schools including Notting Hill & Ealing High, Montpelier Primary, St Augustine's Priory, Ada Lovelace CofE High, Durston House, St Benedict's and St Gregory's Primary. Access to **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations with local shopping facilities and **Ealing Broadway** station with forthcoming Crossrail link connection & town centre. Good road connections for A406, A4 and the M4 & M40 motorways.



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An impressive 5-bedroom detached double-fronted family residence with spacious accommodation on three floors. The lovely rear garden of approx 100' with terrace and woodlands views offers an appealing feature.

The accommodation comprises hall, cloakroom, study, 3 reception rooms of which 1 is open-plan with the fitted kitchen area and there is a utility room off the kitchen, 5 bedrooms, 2 bathrooms and an en suite shower room.



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There is a beautiful woodland garden of approx 100', backing directly on to Fox Wood nature reserve and Hanger Hill park beyond. To the front forecourt parking.

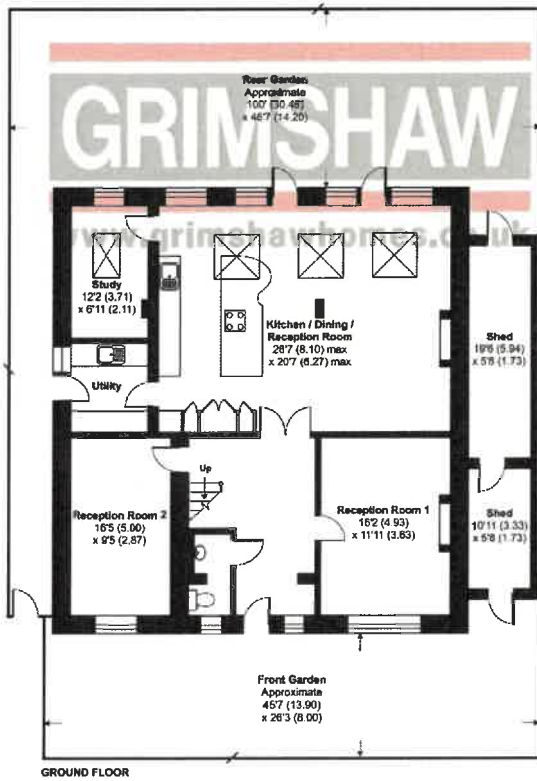
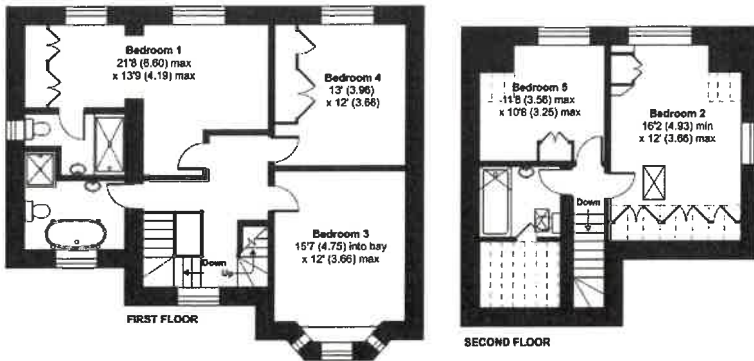
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Approximate Area = 2543 sq ft / 236.2 sq m
 Limited Use Area(s) = 112 sq ft / 10.4 sq m
 Outbuilding = 180 sq ft / 16.7 sq m
 Total = 2835 sq ft / 263.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plans produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rch2020m 2022. Produced for Grimshaw & Co. REF: 827075

EPC Rating = C
 Council tax band = G (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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

