



**The Ridings, Ealing, London W5 3BU**  
**Price £2,550,000 Freehold**

Situated in a good location, on the **Hanger Hill East (Haymills)** a conservation area, with **Hanger Lane & Park Royal** stations and local shopping facilities really close by. With access to **North Ealing & West Acton** stations and local shopping facilities, **Ealing Broadway** station with forthcoming Crossrail Link connection & town centre and the M4 & M40 motorways. Well-placed for local schools including Montpelier Primary, St Augustine's Priory, The Japanese School and Ellen Wilkinson High.

**A beautifully-presented and spacious 5-bedroom detached house arranged over two floors, rear lawn garden of approx 78' with paved patio and front lawn garden with forecourt parking.**

The accommodation comprises entrance hall, 3 reception rooms (1 is a double running full length of the property), kitchen/breakfast room, cloakroom, lean-to, 5 bedrooms (1 with access to a terrace) and 3 shower rooms (1 is en suite).

We understand there is planning permission for a loft conversion (subject to confirmation).

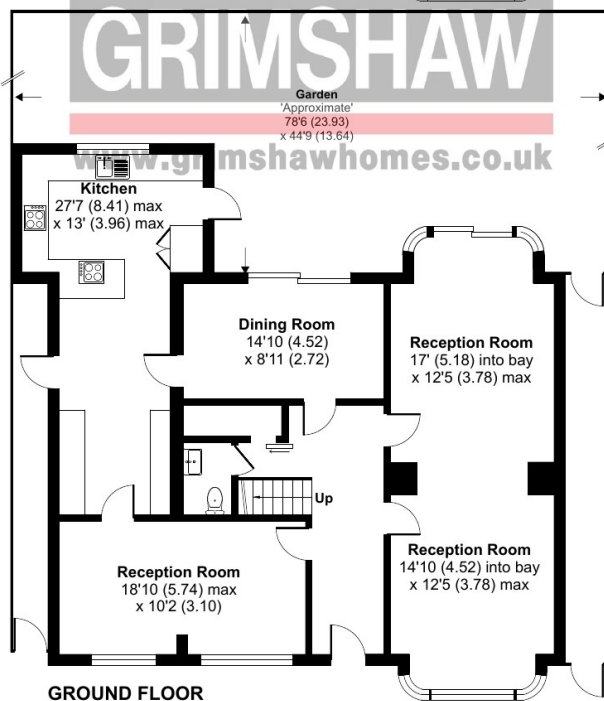
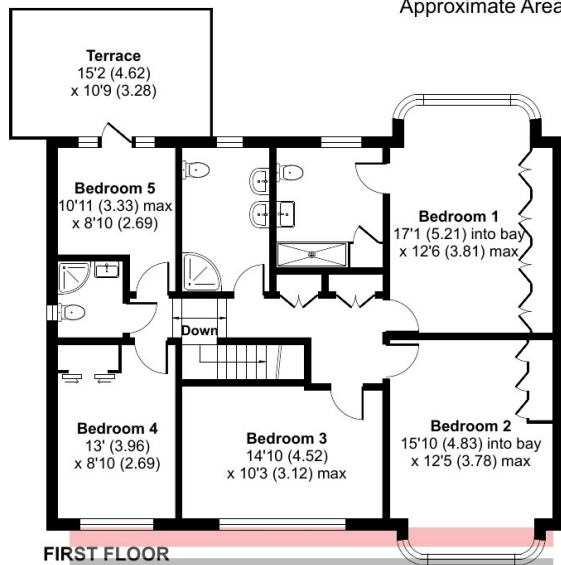




# The Ridings, London, W5

Approximate Area = 2414 sq ft / 224.2 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). © ntechcom 2024. Produced for Grimshaw & Co. REF: 1079155

EPC Rating = D

Council tax band = H (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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