



Egerton Gardens, Ealing, London W13 8HQ Price £1,455,000 Freehold

A beautifully-presented and extended 4-bedroom end-of-terrace house with attractive period features and accommodation over three floors, rear mature garden of approx 45ft and off-street parking.

The ground-floor accommodation comprises entrance hall, front reception room open-plan with fitted kitchen, office with access to the garden, rear reception also with access to the garden and a utility / cloakroom. Up to the first floor with 3 bedrooms (1 full width of the property) and 2 shower rooms. The second floor has a bedroom and a bathroom.

Outside there is a mature rear garden of approx 46ft with paved patio, trees and shrubs. To the front is off-street parking for 2 cars.

Situated in the favoured **St Stephen's area**, near to Notting Hill & Ealing High School and the lovely open space of Cleveland Park. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre, **West Ealing** station (also with Elizabeth Line connection), local shops and restaurants on *The Avenue* and Waitrose superstore. Other local schools include St Benedict's North Ealing Primary, Brentside High, St Gregory's Primary Ada Lovelace CofE High, Drayton Green Primary and Drayton Manor High.

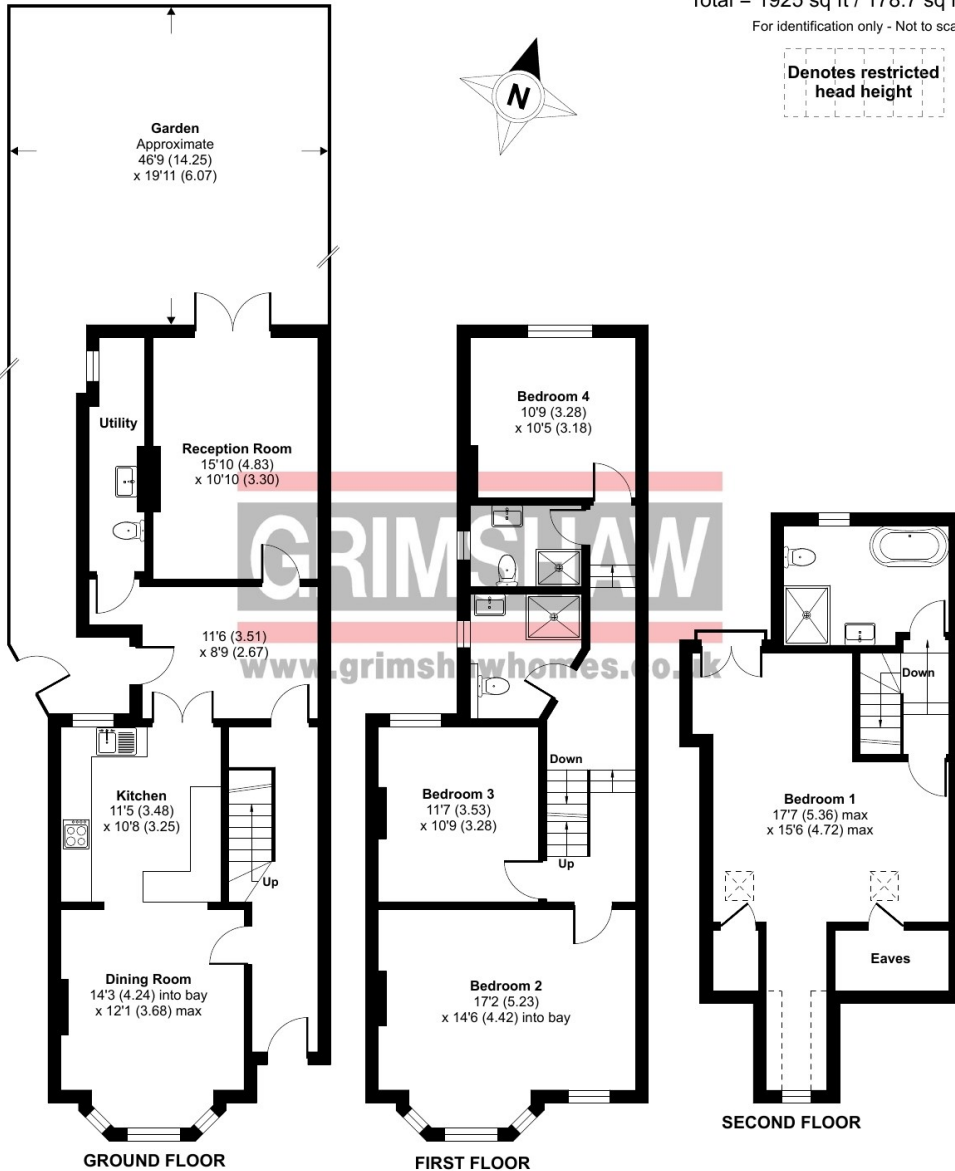


Egerton Gardens, London, W13

Approximate Area = 1860 sq ft / 172.7 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Total = 1925 sq ft / 178.7 sq m

For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Grimshaw & Co. REF: 1102132

EPC Rating = D
 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

