



Chatsworth Road, Ealing, London W5 3DB Guide Price £2,000,000 Freehold - No Chain

Situated in a premier residential road on the favoured **Hanger Hill East (Haymills)** conservation area, with access to **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations all with local shopping facilities, **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 and M40 motorways. Also in the area for local schools including Montpelier & St Gregory's Primaries, St Benedict's, Ada Lovelace CofE High, St Augustine's Priory, Notting Hill & Ealing High, The Japanese School and Ellen Wilkinson High.

A spacious 4-5 bedroom detached double-fronted Haymills residence in the Art Deco-style with large double entry forecourt with multi-car parking, generous south-facing rear garden, roof terrace with views and 2 balconies.

The accommodation comprises vestibule entrance, 2 cloakrooms, hall, 3 reception rooms (1 is double aspect), fitted kitchen, 4-5 bedrooms, 2 bathrooms and a separate WC. On the second-floor is a triple aspect sun room with roof terrace and panoramic views.

There is a large south-facing rear garden of approx 105', garage and double entry forecourt with multi-car parking.





(Photographs taken previously and some supplied by vendor)

EPC Rating = F
Council tax band = H (subject to confirmation)

VIEWING STRICTLY BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

18.10.2024

REF 9851

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