



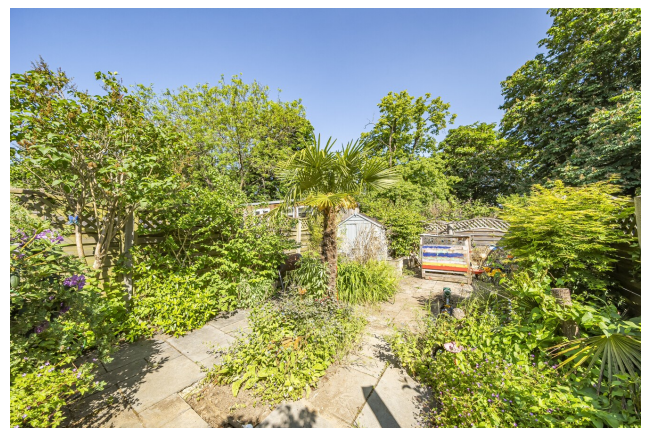
**Meadvale Road, Ealing, London W5 1LS**  
**Price: £1,500,000 Freehold**

Just a few doors from the entrance to the lovely open space of Pitshanger Park and within easy reach of **Pitshanger Lane Village** for local shops, bars and restaurants. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools including St Benedict's, North Ealing Primary, St Augustine's Priory, Montpelier Primary, Ada Lovelace High, St Gregory's Primary and Notting Hill & Ealing High.



**A beautiful 4-bedroom terraced house arranged over three floors with spectacular and beautiful parkland views over Pitshanger Park.**

The ground floor accommodation comprises entrance hall, 2 reception rooms (1 open-plan with study area) and a kitchen / breakfast room. On the first-floor are 3 bedrooms and a shower room. Up to the second-floor with a bedroom and an en suite bathroom.

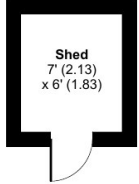
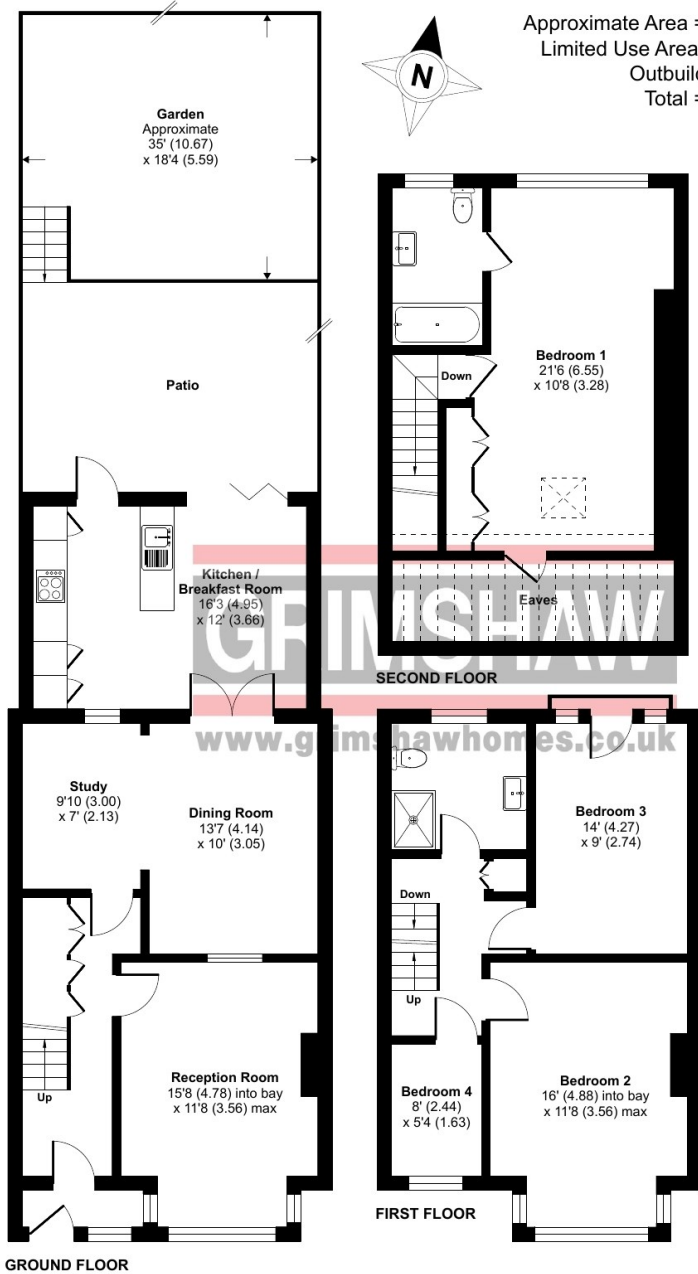


There is a landscaped rear garden with a patio and profusion of shrubs and plants.

# Meadvale Road, W5

Approximate Area = 1559 sq ft / 144.8 sq m  
 Limited Use Area(s) = 105 sq ft / 9.7 sq m  
 Outbuilding = 42 sq ft / 3.9 sq m  
 Total = 1706 sq ft / 158.4 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). ©nlcheom 2024. Produced for Grimshaw & Co. REF: 1131041

EPC Rating = D  
 Council tax band = F (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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22.05.2024 Ref: 9855

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