



Boileau Road, Ealing, London W5 3AJ
Price £1,300,000 Freehold

A superbly-appointed, 4-5 bedroom, semi-detached bay-windowed Edwardian property with ground-floor extension and accommodation arranged over two floors, combining luxury modern amenities with appealing period features.

The property comprises entrance hall, 2 reception rooms (1 is extended with a door to the rear garden), fitted kitchen also with a door to the garden, ground-floor shower room, study / bedroom 5, 4 further bedrooms (1 with double doors to a terrace overlooking rear garden) and a modern bathroom.

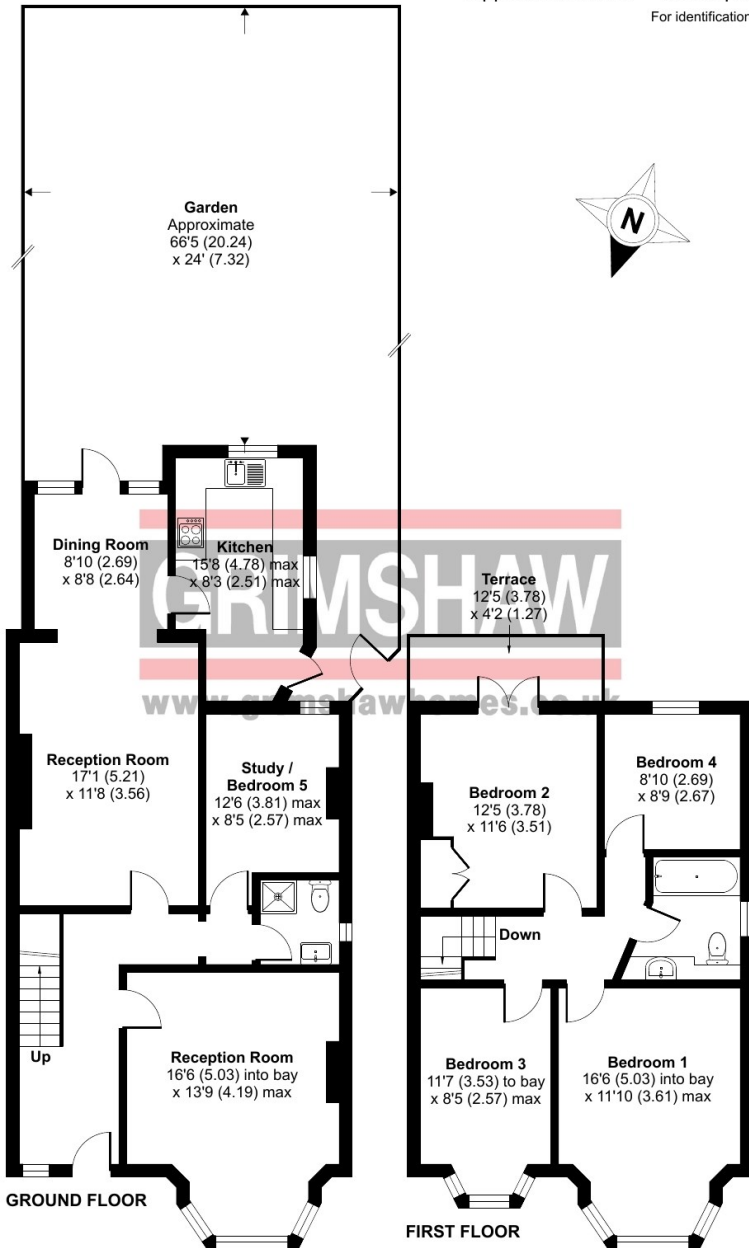
There is a beautiful mature landscaped rear garden of approx 66ft with raised terrace and a front garden.

Situated in a popular road, within walking distance of **North Ealing** station with local shopping facilities and with access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Road connections for the A4 and M4 & M40 motorways. Well-placed for local schools including Holy Family Catholic School, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary and Notting Hill & Ealing High.



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Approximate Area = 1568 sq ft / 145.7 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). © n/checon 2024. Produced for Grimshaw & Co. REF: 1141307

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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25.06.2024 Ref: 9863

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

