



**Lakeside, Edgehill Road, Ealing, London W13 8HN**  
**Price £735,000 Freehold - No Chain**

**A 3-4 bedroom mid-terrace town house arranged over three floors with rear garden, integral garage and off-street parking.**

The property comprises hall, double reception room, garden room / bedroom 4, utility room, cloakroom, kitchen, 3 further bedrooms and a family bathroom.

Situated in a quiet back water, standing back from the road, in grounds with a delightful ornamental wild fowl lake nearby.

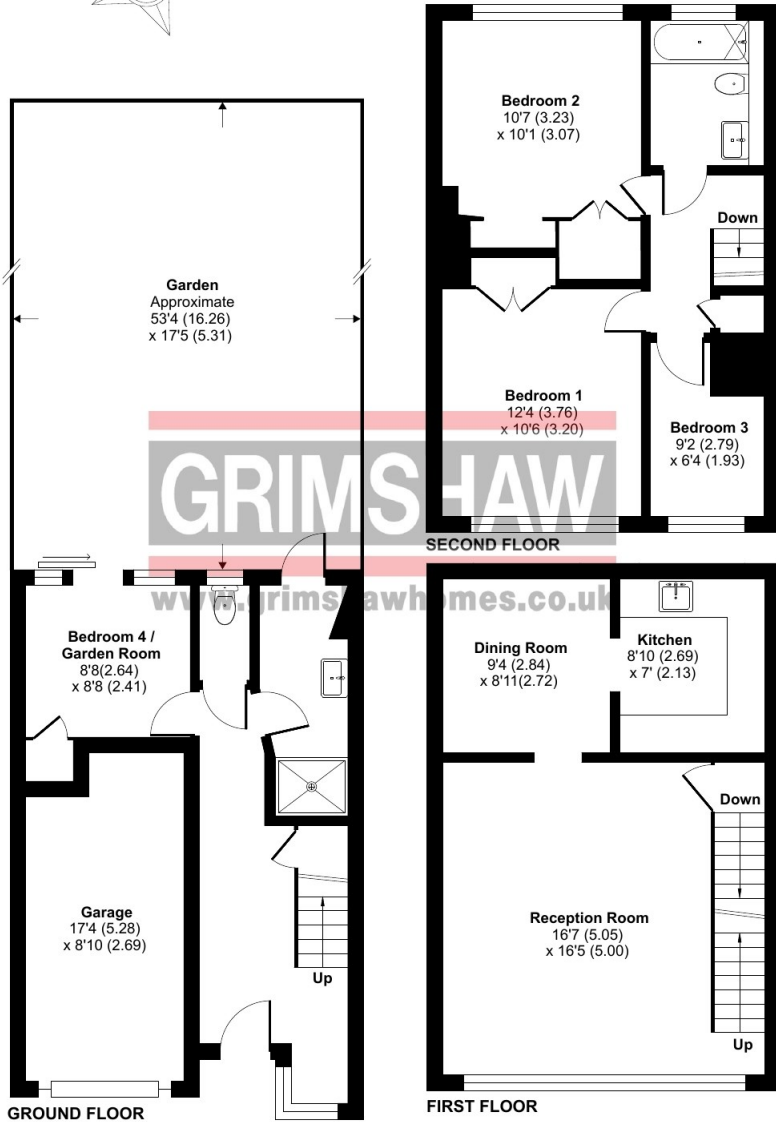
Just a few minutes' walk to Notting Hill & Ealing High school and well-placed for North Ealing Primary, St Benedict's, Montpelier & St Gregory's primaries, Drayton Manor High, Ada Lovelace CofE High and Ellen Wilkinson High. Access to **West Ealing** station with Elizabeth Line connection and **Ealing Broadway** station also with Elizabeth Line connection & town centre with numerous shops, restaurants and bars. Road connections for A4, M4 and M40 motorways.



# Lakeside, Edgehill Road, London, W13

Approximate Area = 1162 sq ft / 107.9 sq m  
 Garage = 144 sq ft / 13.3 sq m  
 Total = 1306 sq ft / 121.2 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). © nichecom 2024. Produced for Grimshaw & Co. REF: 1149738

Council tax band = F (subject to confirmation)  
 EPC rating = E

## 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: 9871

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