



Waldegrave Road, Ealing, London W5 3HT
Price £859,950 Freehold - No Chain

A 4-bedroom Edwardian, bay-window, halls-adjointing mid-terrace property arranged over three floors. The property combines period features with contemporary fittings.

The property comprises entrance hall, 2 reception rooms, fitted kitchen / utility room, 4 bedrooms, family bathroom and an en suite shower room.

There is a front garden and patio rear garden of approx 26ft.

Conveniently situated for a number of local schools including Montpelier Primary, St Augustine's Priory, Twyford CofE High, Holy Family Catholic Primary, The Japanese School, Ada Lovelace CofE High and Ellen Wilkinson High.

Within walking distance to North Ealing station with local shopping facilities and restaurants, as well as **West Acton** station with connections for Central Line, District Line and Elizabeth Line (Crossrail Link).

Road connections include the A4 / M4 motorway and A40 / M40 motorway.



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Approximate Area = 1411 sq ft / 131 sq m

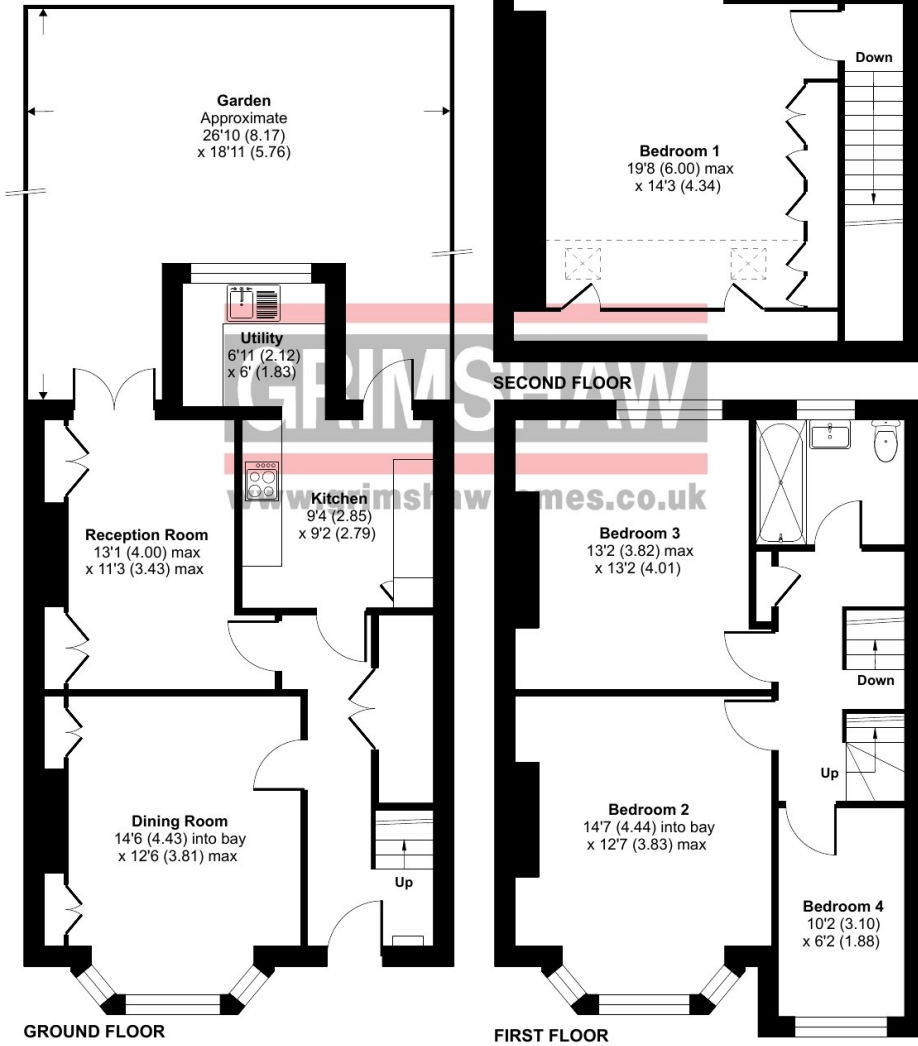
Limited Use Area(s) = 72 sq ft / 6.6 sq m

Total = 1483 sq ft / 137.6 sq m

For identification only - Not to scale



Denotes restricted head height



EPC Rating = D
Council tax band = E (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.

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.

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

