



Cleveland Road, Ealing, London W13 8AU
Price £1,350,000 Freehold

A 6-bedroom period property arranged over three floors with lots of original features and a south-facing rear garden.

The accommodation comprises entrance hall, 2 reception rooms (1 with access to the rear garden), kitchen (also with access to the garden), cloakroom, 6 bedrooms and 2 bathrooms.

Outside is a 27ft front lawn garden and a south-facing rear lawn garden of approx 28ft with terrace.

Situated close to the lovely open spaces of Cleveland, Scotch Common and Pitshanger parks. Well-placed for a number of local schools including Notting Hill & Ealing High, North Ealing Primary, Montpelier Primary, St Benedict's, Brentside High and Drayton Manor High. With access to **West Ealing** station with Elizabeth Line connection and **Ealing Broadway** station also with Elizabeth Line connection & town centre. A short walk takes you to Pitshanger Lane village and heading towards West Ealing, you will find local shops on The Avenue and Waitrose Superstore behind the station. Good road connections include A4 and A40.



Cleveland Road, London, W13

Approximate Area = 2442 sq ft / 226.8 sq m

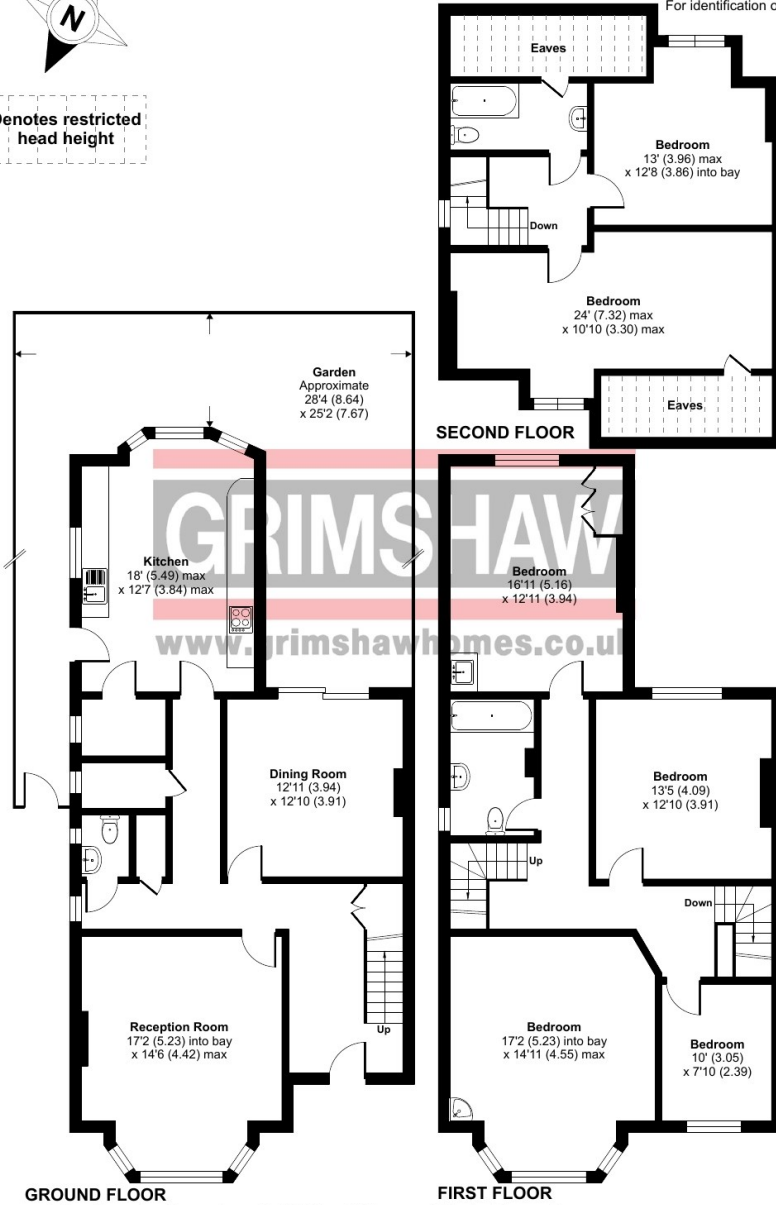
Limited Use Area(s) = 136 sq ft / 12.6 sq m

Total = 2578 sq ft / 239.4 sq m

For identification only - Not to scale



Denotes restricted head height



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.

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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