



The Ridings, Ealing, London W5 3BU

Guide Price: £2,000,000 Freehold

Situated in a good location, on the **Hanger Hill East (Haymills)** a conservation area, with **Hanger Lane & Park Royal** stations and local shopping facilities really close by. With access to **North Ealing & West Acton** stations and local shopping facilities, **Ealing Broadway** station with forthcoming Crossrail Link connection & town centre and the M4 & M40 motorways. Well-placed for local schools including Montpelier Primary, St Augustine's Priory, The Japanese School and Ellen Wilkinson High.

A beautifully-presented and spacious 5-bedroom detached house arranged over two floors, rear lawn garden of approx 78' with paved patio and front lawn garden with forecourt parking.

The accommodation comprises entrance hall, 3 reception rooms (1 is a double running full length of the property), kitchen/breakfast room, cloakroom, lean-to, 5 bedrooms (1 with access to a terrace) and 3 shower rooms (1 is en suite).

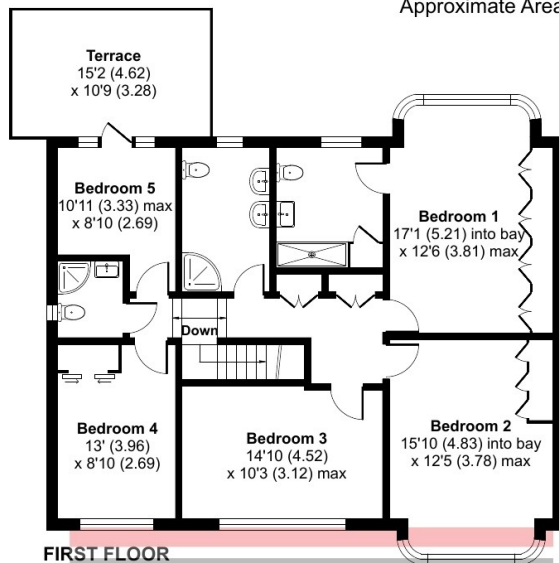
We understand there is planning permission for a loft conversion (subject to confirmation).



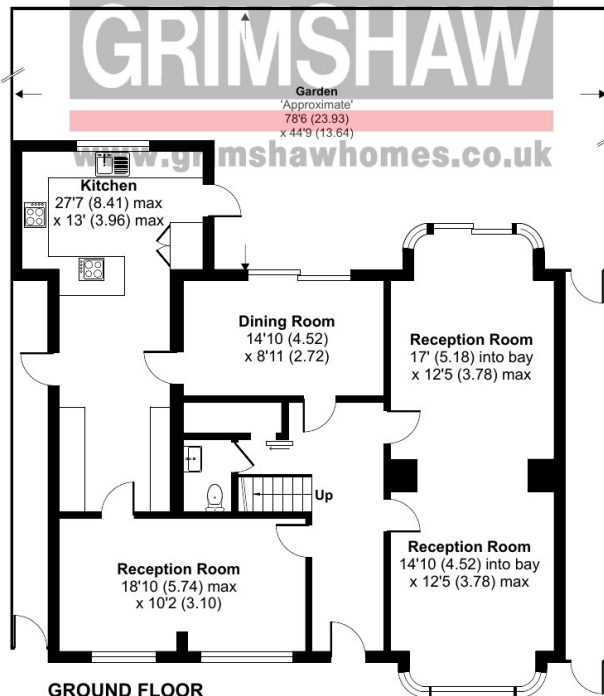
The Ridings, London, W5

Approximate Area = 2414 sq ft / 224.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



EPC Rating = D

Council tax band = H (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.

19.09.2025 Ref: 9808

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

GRIMSHAW
www.grimshawhomes.co.uk