



Crosslands Avenue, Ealing Common, London W5 3QH
Price £1,399,950 Freehold - No Chain

A rare opportunity to acquire this distinctive contemporary 4-bedroom detached property, arranged over two floors and in need of updating with wide frontage, compact rear garden, automatic gated forecourt and 2 side by side garages.

The accommodation comprises vestibule entrance, cloakroom, 3 reception rooms (2 communicating), kitchen, utility area, 4 bedrooms, bathroom, separate shower and a separate WC.

There is a wide rear garden of approx 73', automatic gated forecourt and 2 side by side garages.

Situated within moments of the picturesque open spaces of Ealing Common and with access to **Ealing Common** station and **Ealing Broadway** station with Elizabeth Line connection and town centre. Road connections including A4, A40, A406 North Circular Road and M4 & M40 motorways. Well-placed for a number of local schools including Durston House, Christ the Saviour Primary, Ellen Wilkinson High, St Benedict's, Twyford CofE High, Montpelier and St Gregory's Primaries, Notting Hill & Ealing High and Ada Lovelace CofE High.



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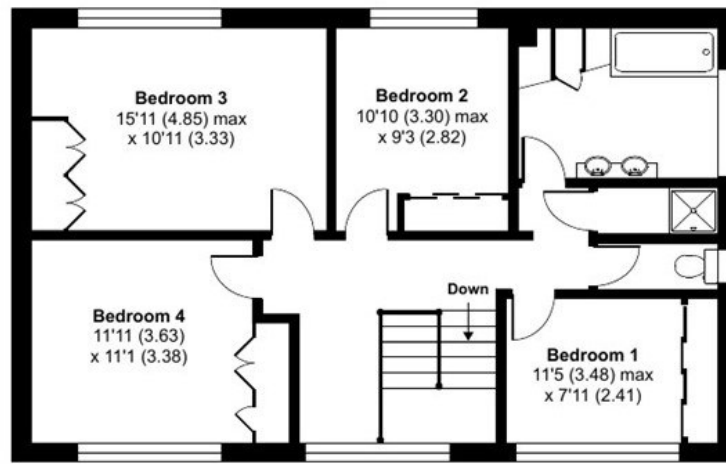


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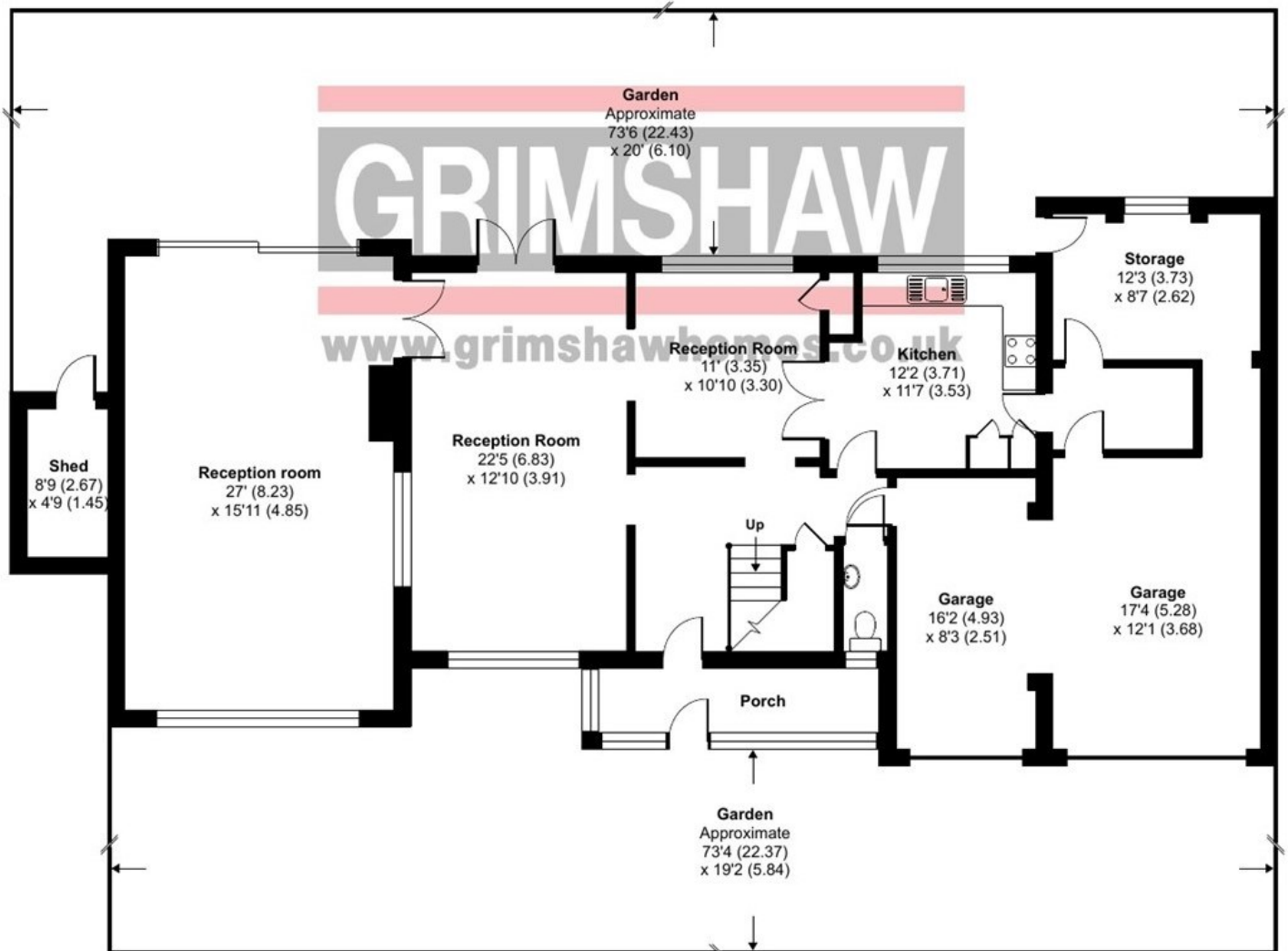
Crosslands Avenue, London, W5

Approximate Area = 2682 sq ft / 249.1 sq m (includes garages / storage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



(Photographs taken previously)

EPC Rating = D

Council tax band = G (£3,401.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Off-street forecourt parking, 2 side by side garages and Ealing Common controlled parking zone G

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

Surface water : 'Low' means between 0.1% and 1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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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