



**Crosslands Avenue, Ealing, London W5 3QH**  
**Price £999,950 Freehold**

**A well-presented 4-bedroom, 2 bathroom end-of-terrace town house arranged over three floors with off-street parking for 2 cars.**

The entrance hall leads to a split-level reception room with a conservatory at the rear, cloakroom and an office. There are stairs leading down to the lower ground floor with fitted kitchen, utility / cloakroom and a bedroom. On the first floor are 3 further bedrooms, family bathroom and an en suite shower room.

There is a rear garden of approx 35ft and off-street parking for 2 cars.

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 Primary, St Gregory's Primary, Notting Hill & Ealing High and Ada Lovelace CofE High.



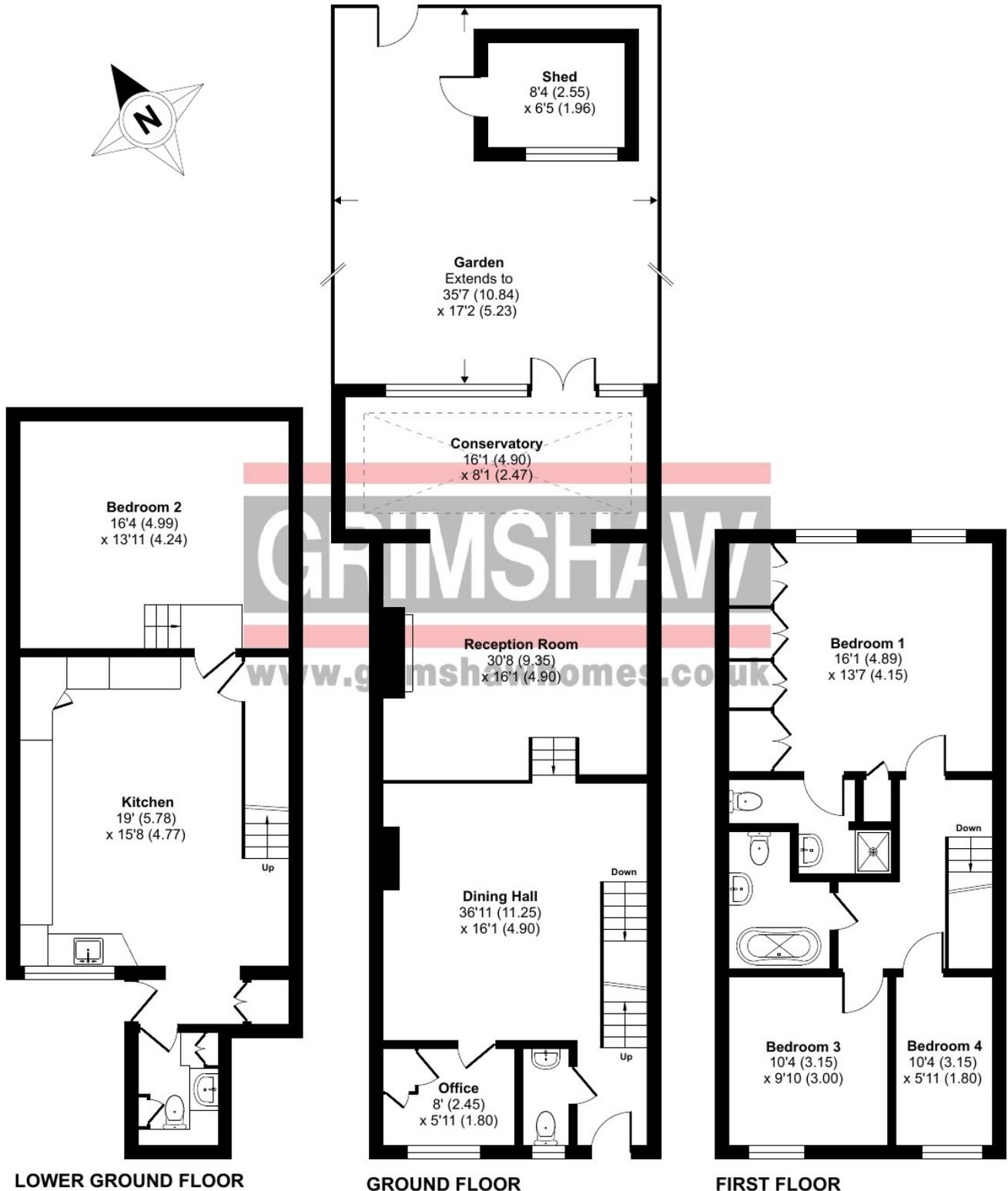
# Crosslands Avenue, London, W5

Approximate Area = 1963 sq ft / 182.3 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 2017 sq ft / 187.3 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR





EPC Rating = D

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

Local authority: London Borough of Ealing

Parking: Off-street parking for 2 cars. Controlled parking zone: Ealing Common Zone G

Accessibility: Staircase

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

Surface water : 'Very low' means less than 0.1% 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.

29.04.2025

Ref: 9965

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