



## **Baronsmede, Ealing, London W5 4LS**

### **Price £1,450,000 Freehold - No Chain**

**An attractive and well-presented 3-4 bedroom detached residence on two floors with rear lawn garden and paved patio of approx 51ft. To the front, off-street parking for 2-3 cars.**

The entrance hall leads to a reception room at the front, kitchen, cloakroom and an extended, large dual aspect double reception room of approx 26ft with wood floor and a study.

On the first floor are 3 double bedrooms, family bathroom and an en suite shower room.

Situated in a good residential location, within walking distance to the lovely open space of Gunnersbury park and **Acton Town** station (Piccadilly Line & District Line) with shopping facilities and restaurants. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre.

Road connections for North Circular Road, A4 and M4 / M40 motorways.

Well-placed for a number of local schools including Christ The Saviour Primary, Ark Acton Academy, Mount Carmel Catholic Primary, Grange Primary, Twyford CofE High, Ark Soane Academy, Ada Lovelace CofE High, Ellen Wilkinson High and Berrymede Infant & Junior schools.

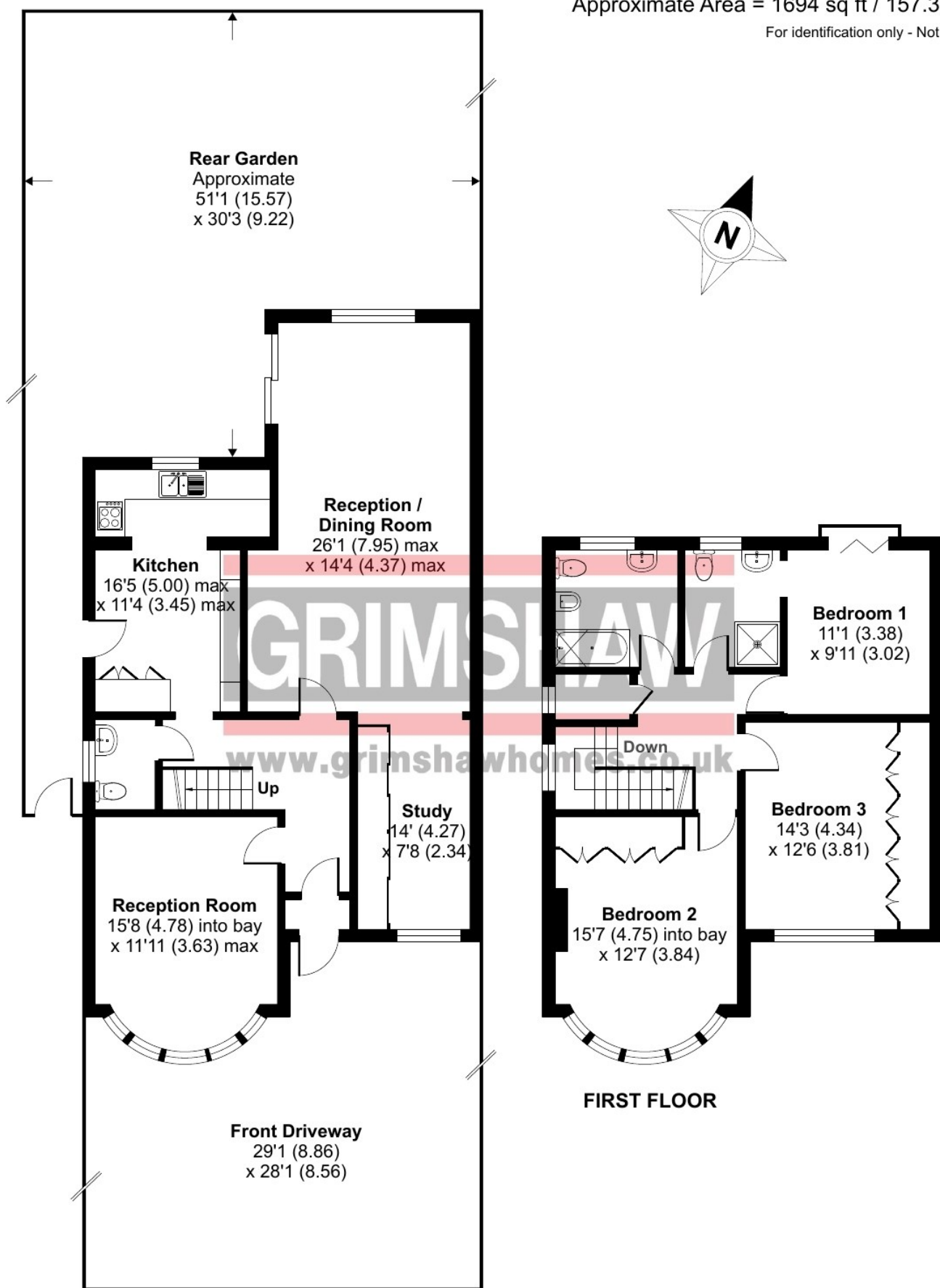




# Baronsmede, London, W5

Approximate Area = 1694 sq ft / 157.3 sq m

For identification only - Not to scale



**GROUND 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 2-3 cars. Controlled parking zone: Gunnersbury Park zone GP

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (combi gas boiler and radiator heating): water softener installed: broadband connected: landline connected

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.

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