



**Boileau Road, Ealing, London W5 3AJ**  
**Price £1,375,000 Freehold**

**An attractive and well-presented semi-detached halls-adjointing Edwardian property arranged over two floors with a wealth of period features.**

The entrance hall leads to spacious 2 reception rooms both approximately 16ft, fitted kitchen with a door to the rear garden, utility room and a cloakroom. On the first floor are 4 bedrooms (1 with access to a roof terrace) and a family bathroom with a separate WC.

Outside is a beautiful south-east facing rear lawn garden of approx 80ft with paved patio and formal front garden.

Situated in a favoured location, in a pleasant tree-lined road within walking distance of **North Ealing** station with local shopping facilities.

With access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Road connections for the A4 and M4 & M40 motorways.

Well-placed for a number of local schools including Holy Family Catholic School, St Benedict's, St Augustine's Priory, West Acton Primary, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Montpelier Primary and Notting Hill & Ealing High.

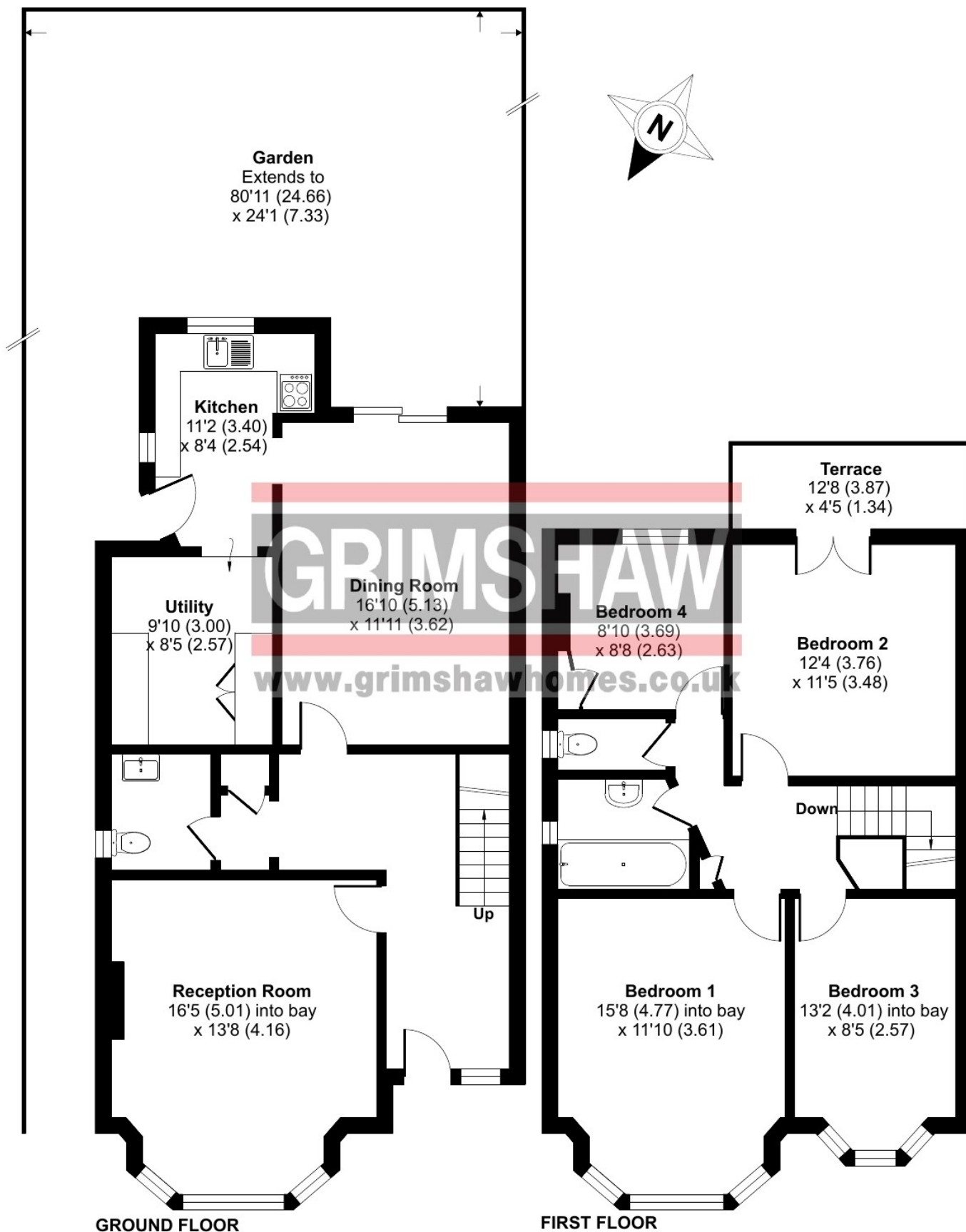




# Boileau Road, London, W5

Approximate Area = 1454 sq ft / 135 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Grimshaw & Co. REF: 1296105





EPC Rating = D

Council tax band = G (£3,407.70 for 2025/2026)

Local authority: London Borough of Ealing

Parking: On road parking. Controlled Parking Zone: West Acton Zone Z

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.

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