



Kent Gardens, Ealing, London W13 8BU

Price £1,350,000 Freehold - No Chain

In a sought-after Ealing location - a beautifully presented 5-bedroom semi-detached residence which has been extended and updated by the current owners to a high specification. The accommodation is arranged over three floors with a lovely private rear lawn garden of approx 53ft and gated forecourt parking for 2-3 cars.

Ground floor - hallway, cloakroom with WC, front reception room, rear reception room leading to an extended kitchen / dining room with access to the garden.

First floor - 4 bedrooms and a family bathroom / WC.

Second floor - a bedroom with an en suite shower room / WC.

Outside - the rear garden is approximately 53'3 x 24'3 with paved terrace and leafy views.

Conveniently situated near to lovely green open spaces of Cleveland Park (less than 0.3 miles away) and less than 0.4 miles to Pitshanger Park, as well as Pitshanger Lane Village (approximately 0.4 miles) for local shopping facilities, bars and restaurants.

Buses are nearby towards **Ealing Broadway** for Central Line, District Line and Elizabeth Line connection towards Central London as well as **West Ealing** station also with Elizabeth Line connection.

Within walking distance to a number of local schools including North Ealing Primary, St Benedicts, Notting Hill & Ealing High and Drayton Manor High.

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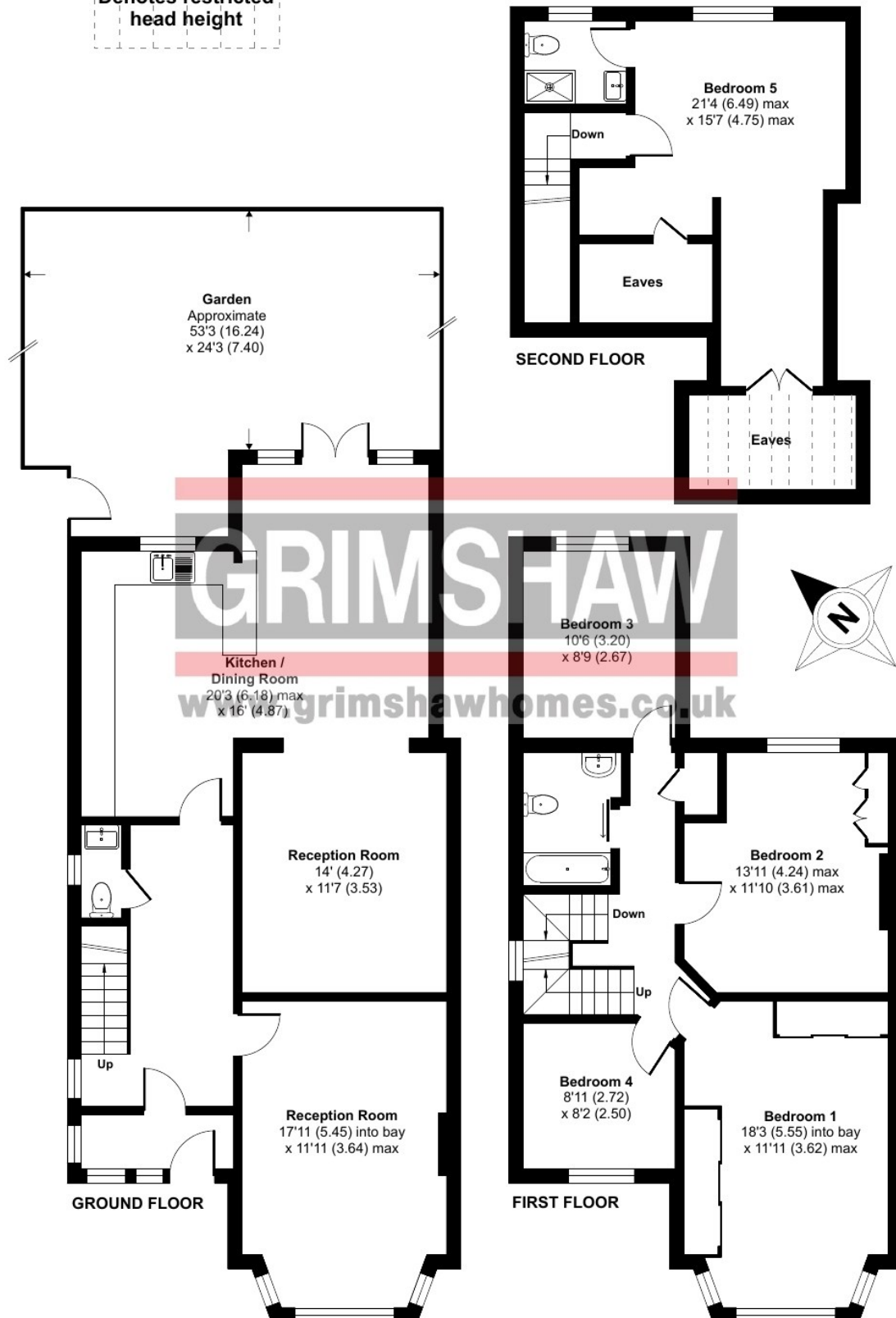
Approximate Area = 1903 sq ft / 176.7 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

Total = 2005 sq ft / 186.1 sq m

For identification only - Not to scale

Denotes restricted
head height







EPC Rating = D

Council tax band = F (£2,948.14 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: Off-street parking at the front for 2-3 cars and controlled parking zone: Kent Gardens Zone TT

Accessibility: Internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage: broadband connected: landline connected: CCTV at the property: Vaillant gas central heating boiler and radiator heating: loft boarded and insulated: cavity wall insulation

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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