



Whiteledges, Ealing, London W13 8JB
Price £899,950 Freehold - No Chain

A lovely 4-bedroom terrace town house with an integral garage, roof terrace and off-street parking for 2-3 cars.

The property has 2 reception rooms, kitchen, cloakroom, utility room, 4 bedrooms, family bathroom and an en suite bathroom. On the top floor, there is access to a roof terrace with lovely views.

The rear garden is mainly paved with access to the communal lawn garden beyond.

Located in a residential area, on the **Grange & Whiteledges**, a conservation area and approximately 0.6 miles from **Ealing Broadway** station for Central London and beyond (with Elizabeth Line connection) and town centre. Further good transport links include **West Ealing** station (also with Elizabeth line) and road links for A4 and A40, M4 and M40 motorways.

Local schools include St Benedict's, Notting Hill and Ealing High, Durston House, St Gregory's and Montpelier Primaries.

Whiteledges, London, W13

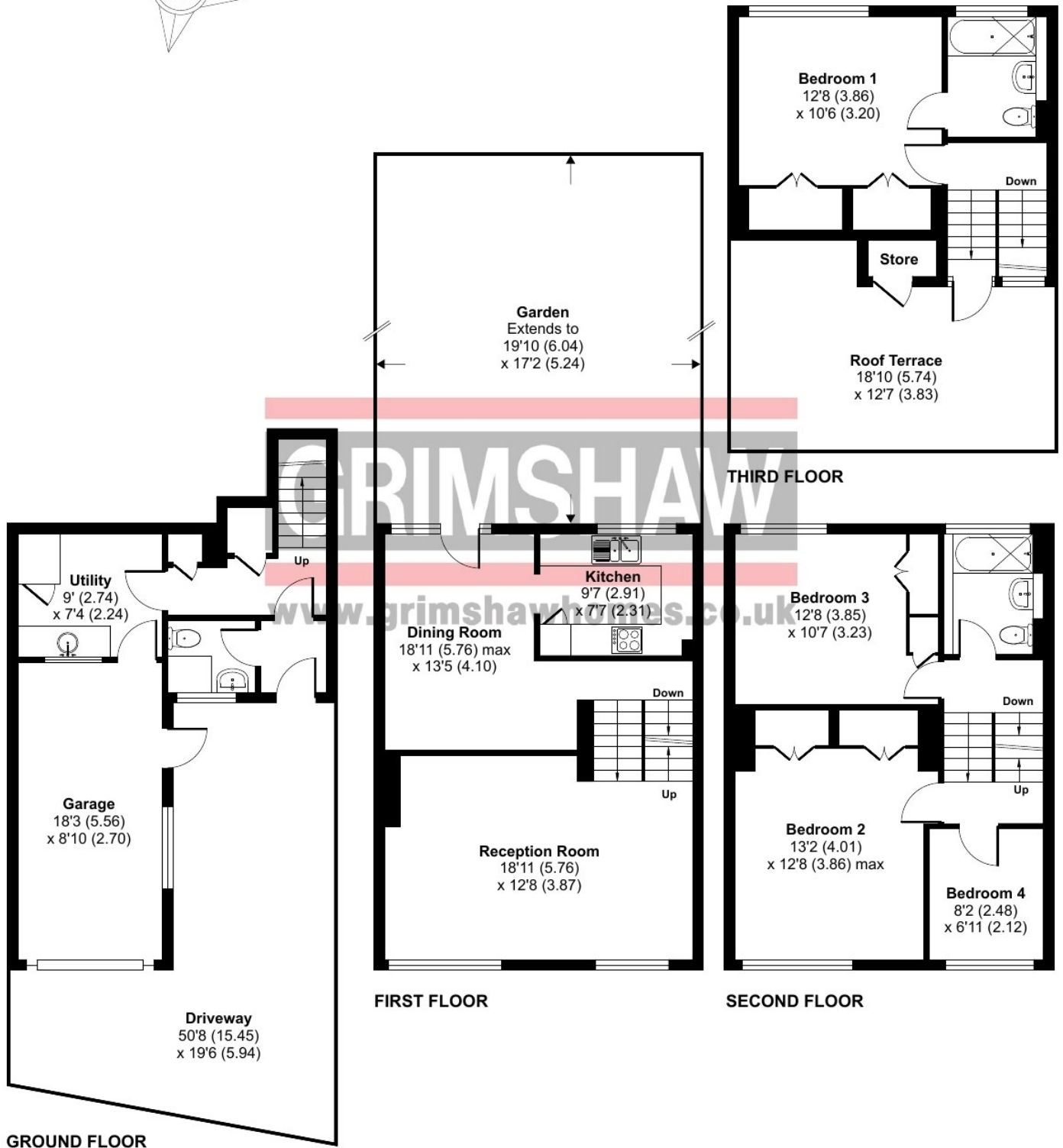
Approximate Area = 1480 sq ft / 137.4 sq m

Garage = 164 sq ft / 15.2 sq m

Store = 9 sq ft / 0.8 sq m

Total = 1653 sq ft / 153.4 sq m

For identification only - Not to scale







EPC Rating = E

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

Local authority: London Borough of Ealing

Parking: Off-street parking for 2-3 cars. CPZ: West Ealing Extension Zone HH

Accessibility: Internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage: warm air heating and warm air heater: broadband connected: landline connected: access to the communal garden

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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