



Brunswick Road, Ealing, London W5 1AF

Price £925,000 Freehold

A well-presented 1930s 3-bedroom mid-terrace property arranged over two floors with front lawn garden, south-facing rear lawn garden of approx 44ft and a garage at the rear.

The entrance hall leads to 2 reception rooms, a fitted kitchen which is open-plan with the conservatory and provides lovely views over the rear garden.

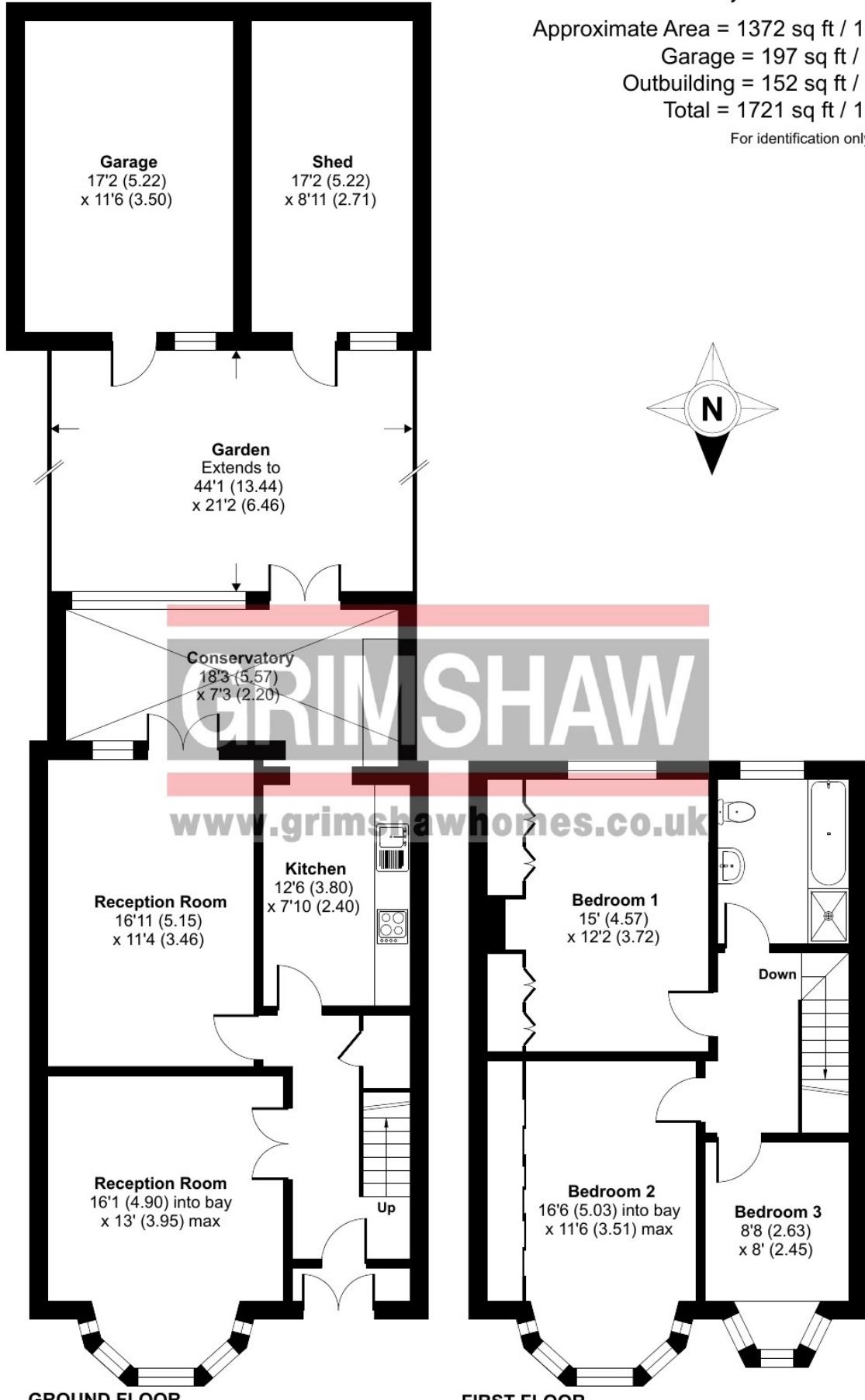
Upstairs there are 3 bedrooms (with ample wardrobes / storage facilities) and a family bathroom with a shower and WC.

The conservatory at the rear leads to a decked terrace and on to the lovely south-facing rear garden of approx 44ft. At the rear of the garden is a garage and storage shed. At the front is a lawn garden.

Situated on the favoured **Greystoke Park Estate**, with access to **Hanger Lane** & **Park Royal** stations and local shopping parades with restaurants. The lovely open space of Hanger Hill park is nearby. Also with access to Pitshanger Lane Village for shopping facilities, bars and many restaurants. Buses are on hand for **Ealing Broadway** station with Elizabeth Line connection & town centre. Also with access to good road links for the A4/A40 and M4 & M40 motorways.

Local schools include Montpelier and St Gregory's Primaries, St Augustine's Priory, St Benedict's, Ada Lovelace CofE High and Notting Hill & Ealing High.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Grimshaw & Co. REF: 1407006

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EPC Rating to be confirmed

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

Local authority: London Borough of Ealing

Parking: Garage at the rear and on road parking

Accessibility: internal staircase

Connected services and utilities: Gas supply: electricity supply: 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.

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