



The Ridings, Ealing, London W5 3DP

Price £1,275,000 Freehold - No Chain

A well-presented 4-bedroom detached residence arranged over two floors with an attractive south-facing rear lawn garden of approx 62ft, a garage at the side and forecourt parking for 2 cars.

The property comprises an entrance hall, 2 reception rooms (1 is a large extended double reception room with fireplace surround and wood floor), an extended fitted kitchen and dining room with access to the rear garden, cloakroom, 4 bedrooms (1 with a shower) and a family bathroom.

Outside is a lovely south-facing rear lawn garden of approx 62ft, a garage at the side and forecourt parking.

Situated in a favoured Ealing location, on the **Hanger Hill East (Haymills Estate)** a conservation area. With access local schools including Holy Family Catholic Primary, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, The Japanese School, West Acton Primary and Twyford CofE High.

Good transport connections including **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations all with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections include A40 / Western Avenue, A4 and the M4 / M40 motorways.

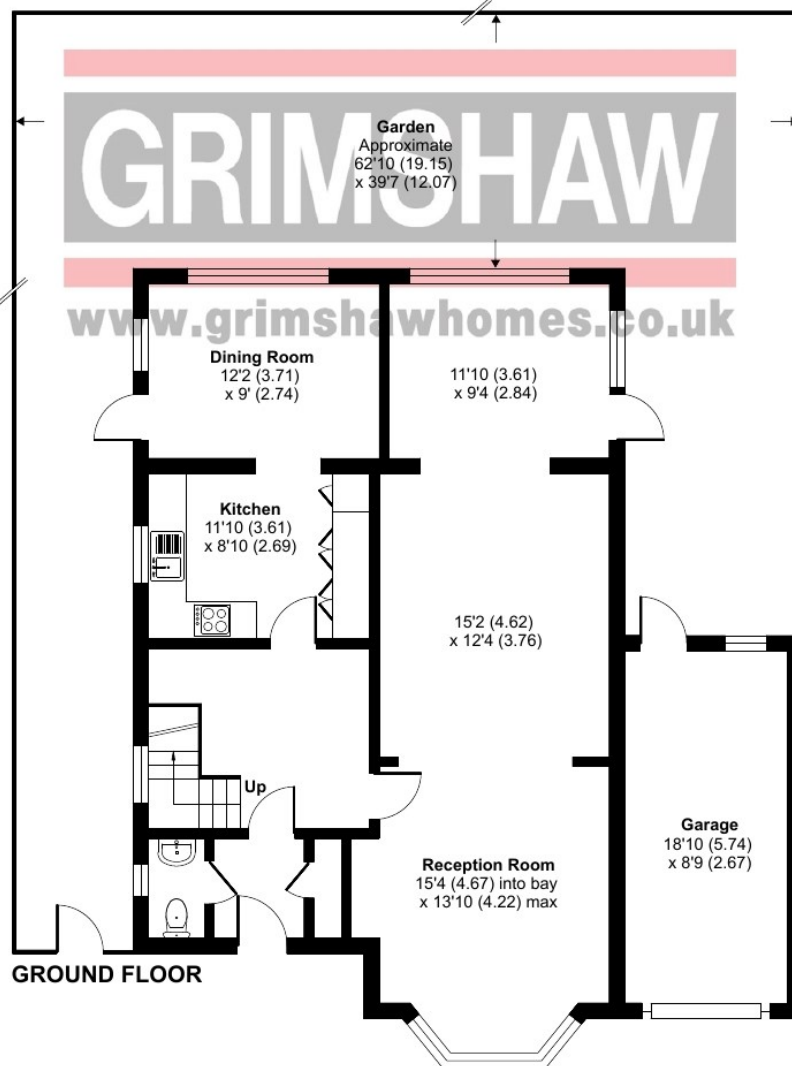
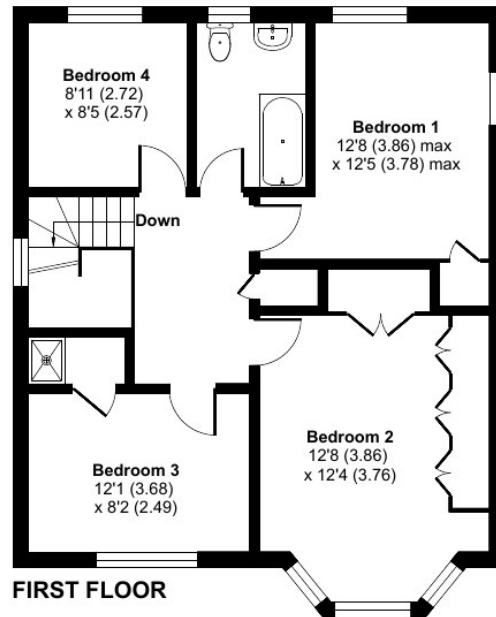
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Approximate Area = 1642 sq ft / 152.5 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1805 sq ft / 167.6 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
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(Photographs and floor plan from previous)

EPC Rating = D

Council tax band = G (for 2026 / 2027 is £3,564.22)

Local authority: London Borough of Ealing

Parking: Garage at the side with forecourt parking for 2 cars. Controlled parking zone: Hanger Hill Zone (O)

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (gas central heating boiler and radiator heating): mains drainage: no broadband: no landline: loft is insulated but not boarded

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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