



Baronsmede, Ealing, London W5 4LS
Price £1,285,000 Freehold - No Chain

A superbly-appointed and enlarged 4-bedroom detached residence with luxury amenities, glorious rear views over playing fields, rear garden of approx 79ft and off-street parking.

The accommodation comprises entrance hall, front reception, an extended L-shaped double reception room / dining room (with double doors to the rear garden), side extension with own front door, shower room / WC, utility room and kitchen with sliding doors to the dining room.

The first floor has 3 bedrooms and a shower room / WC.

On the second floor there is a bedroom with an en suite bathroom / WC.

Outside is a large rear garden of approx 79ft with garden shed and off-street parking at the front

Situated in a premier location with glorious views overlooking playing fields. Access to South Ealing station and **Acton Town** station with access to Central London, local shopping facilities and restaurants. Well-placed for the lovely open space of Gunnersbury park. Also with access to **Ealing Broadway** station with Elizabeth Line connection & town centre with shops, a number of restaurants and bars.

Road connections for North Circular Road, A4 and M4 / M40 motorways.

Well-placed for a number of local schools including Christ The Saviours CofE Primary, Mount Carmel Catholic Primary, Grange Primary, Gunnersbury Catholic school, Twyford CofE High and Ellen Wilkinson High.

Baronsmede, London, W5

Approximate Area = 2451 sq ft / 227.7 sq m

Including Limited Use Area(s) = 52 sq ft / 4.8 sq m

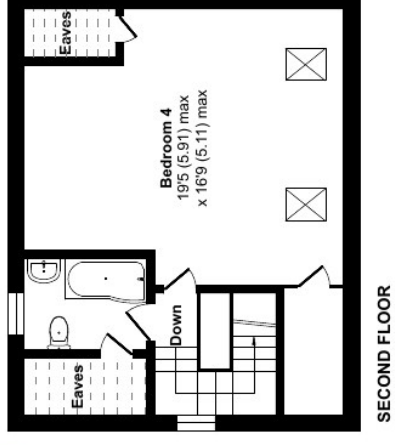
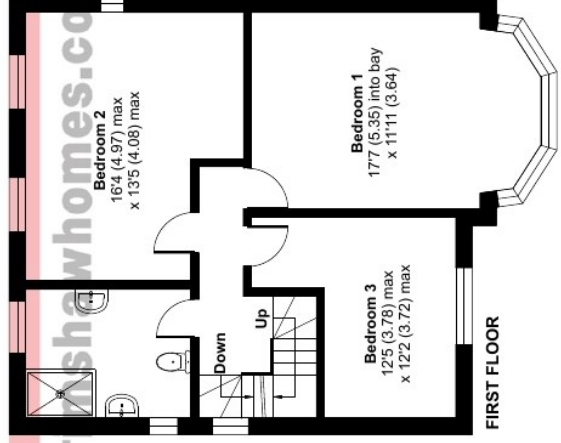
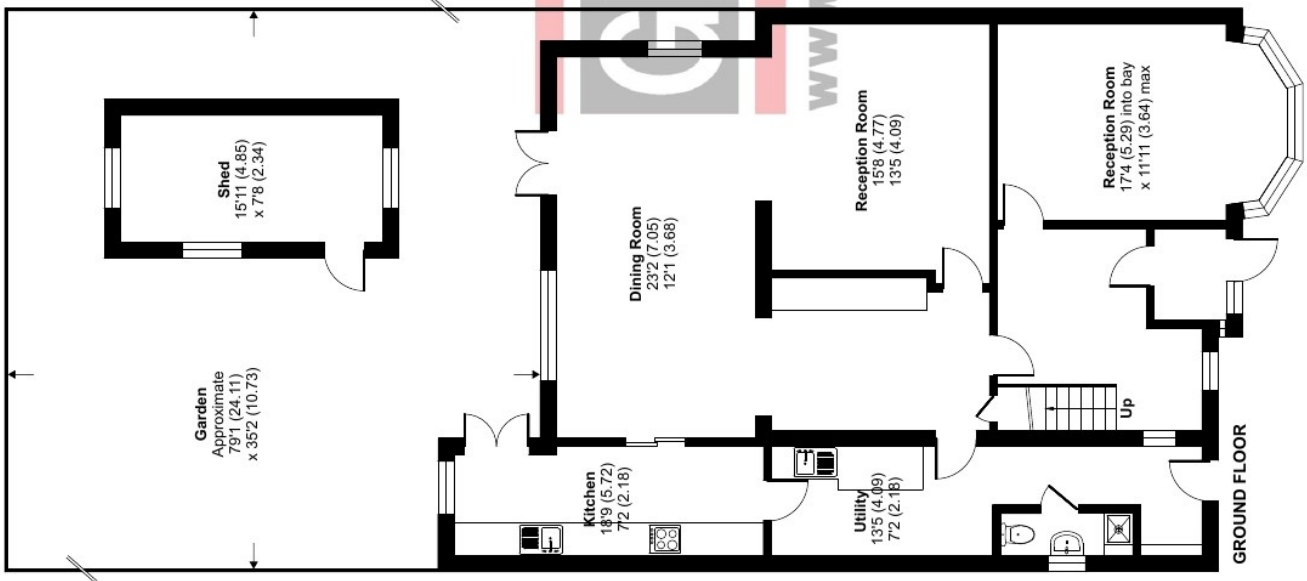
Outbuilding = 122 sq ft / 11.3 sq m

Total = 2625 sq ft / 243.8 sq m

For identification only - Not to scale



Denotes restricted head height







EPC Rating = C

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

Local authority: London Borough of Ealing

Parking: CPZ - Gunnersbury Park Zone GP. Off-street parking

Connected services and utilities: Electricity: mains gas (gas boiler and radiator heating): mains drainage: broadband connected: landline connected: no CCTV: loft insulated: we understand there is 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.

28.05.2026 Ref: 10060

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