



Mulgrave Road, Ealing, London W5 1LE

Price £1,175,000 Freehold - No Chain



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A beautifully-appointed, light & airy extended 3-bedroom end-of-terrace residence arranged over two floors with off-street parking for 2 cars, ground-floor extension and a log cabin / gym at the rear.

The property benefits from a recently installed heat pump with storage tank for hot water. There is underfloor heating throughout the property.

The accommodation features a double/through reception room (full length of the property) with sliding rear doors leading into the garden. The extended rear reception room is also open-plan with the well equipped kitchen.

On the first floor are 3 good sized bedrooms, an en suite shower room / WC and a family bathroom / WC.

Outside - the lovely south-facing rear garden is approx. 47ft, with terrace and a couple of steps to the lawn area leads on to the rear outbuilding / gym.

Local schools - conveniently located for a number of highly regarded schools including St Benedict's, St Augustine's Priory, Ada Lovelace CofE High, Notting Hill & Ealing High and Montpelier Primary.

Transport links include **Hanger Lane** station with local shopping facilities and several bus routes nearby towards **Ealing Broadway** station with Elizabeth Line connection for Central London and beyond. Ealing Broadway town centre has numerous shopping facilities, bars and restaurants.

Road connections nearby for A406, A4, A40 and M4 & M40 motorways.





EPC Rating: C

Council tax band: F (£3,088.98 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Off-street parking

Connected services and utilities: Electricity: mains gas: 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.



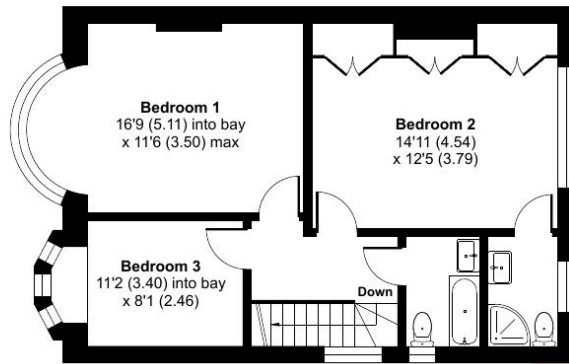
Mulgrave Road, London, W5

Approximate Area = 1378 sq ft / 128 sq m

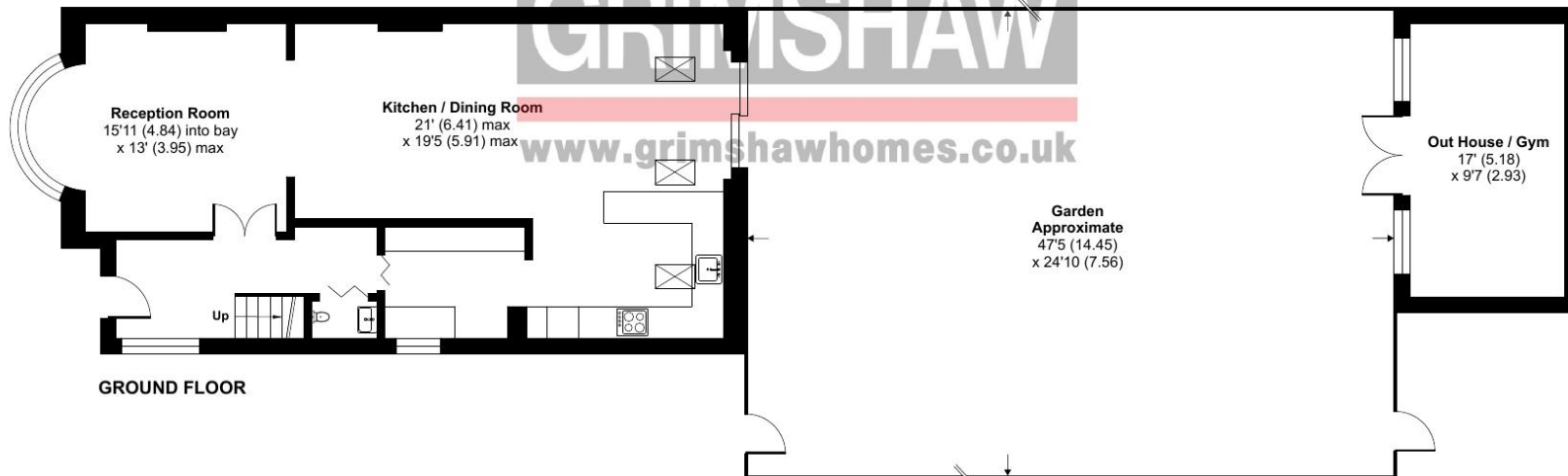
Outbuilding = 163 sq ft / 15.1 sq m

Total = 1541 sq ft / 143.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Grimshaw & Co. REF: 1519780



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