



Ainsdale Road, Ealing, London W5 1JX

Price £949,950 Freehold - No Chain

In a much sought-after Ealing location - a well-appointed 1930s 3 double bedroom semi-detached residence on two floors with dining room double-glazed windows and door to the rear garden, a front garden, lovely large west-facing rear lawn garden of approx 97ft, garage at the rear and shared drive-in. With potential to convert the loft and extend at the rear (subject to the usual regulations).

The accommodation comprises entrance hall, double open-plan reception room with direct access to the garden, fitted kitchen also with access to the garden.

The first floor has 3 double bedrooms and a family bathroom with a separate WC.

Outside is a front garden, lovely large west-facing rear garden of approx 97ft with a garden shed and a garage at the rear with shared drive-in.

Situated on the favoured **Greystoke Park Estate**, approximately 0.7 miles walk to Pitshanger Lane Village with shops, bars and restaurants as well as the lovely open spaces of Pitshanger Park and Hanger Hill Park. Approximately 0.7 miles to **Hanger Lane** station with local shops and also 1.1 miles to **Park Royal** station also with local shopping facilities.

Nearby are bus routes for **Ealing Broadway** station for Central London and beyond, with Elizabeth Line connection & town centre. Also with access to the A4, A40 and the M4 & M40 motorways.

Well-placed for a number of local schools including St Augustine's Priory, St Benedict's, Montpelier Primary, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Notting Hill & Ealing High and Twyford CofE High.

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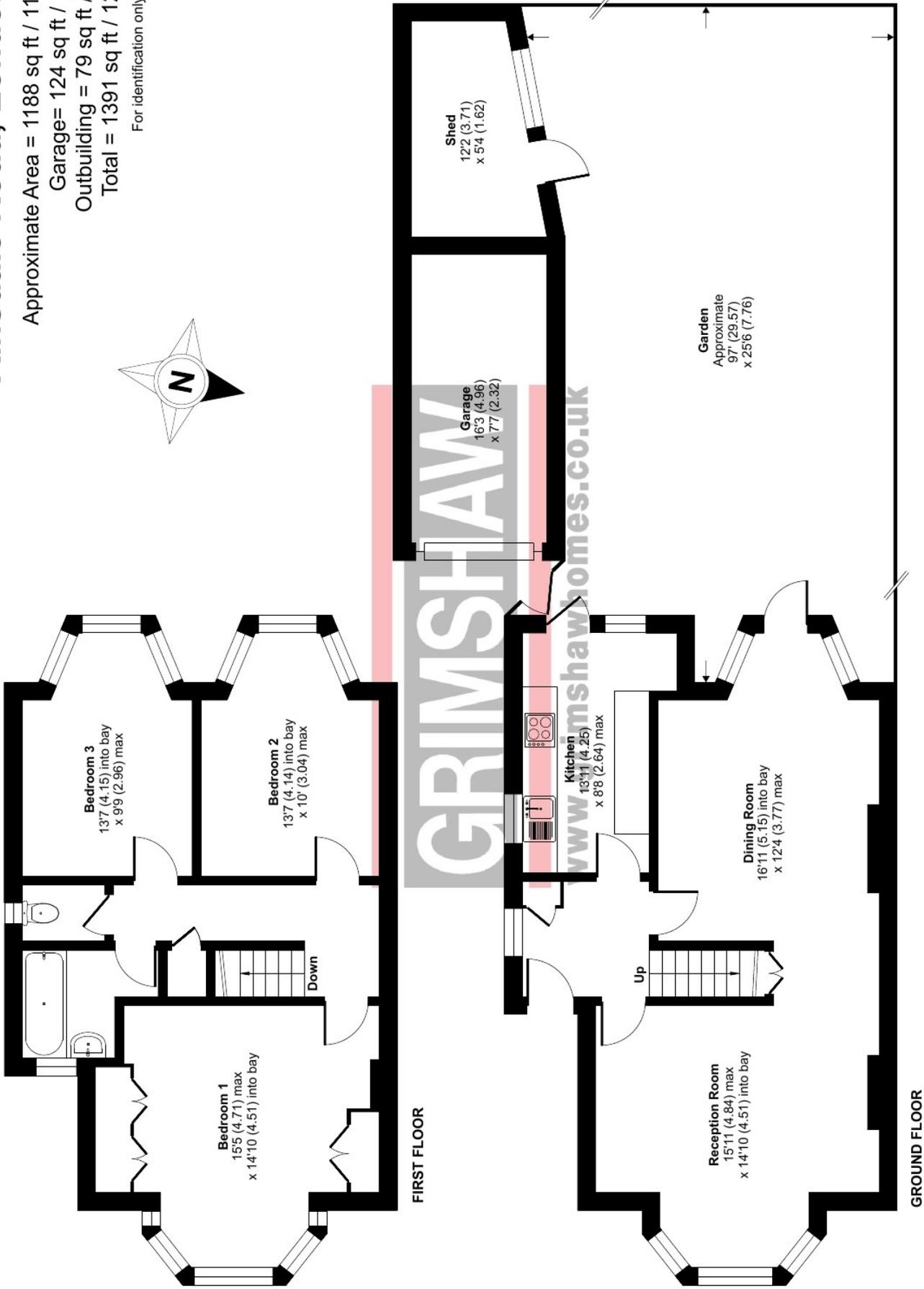
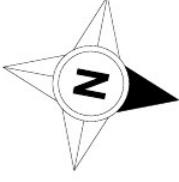
Approximate Area = 1188 sq ft / 110.3 sq m

Garage = 124 sq ft / 11.5 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 1391 sq ft / 129.1 sq m

For identification only - Not to scale







EPC Rating = D

Council tax band = F (for 2025/2026 £3,088.98)

Local authority: London Borough of Ealing

Parking: Garage at the rear with shared drive.

Connected services and utilities: Electricity: mains gas (Potterton gas central heating boiler and radiator heating): mains drainage: no broadband: landline connected: no CCTV: insulated loft but not boarded: most of the windows and the door from the dining room to the garden are double glazed.

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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