



Meadvale Road, Ealing, London W5 1LP
Price OIEO £870,000 Freehold

An Edwardian, Brentham house with much character, arranged over two floors and with a beautiful south-facing rear garden.

The well-presented accommodation comprises entrance hall with original parquet flooring, leading to neutral, well-equipped kitchen with door onto the rear garden. The double-aspect reception room, also has feature parquet flooring and it is light and airy with French doors leading onto the rear terrace. Ground-floor cloakroom with WC and hand basin. The first floor has three bedrooms, the main bedroom has smart, fitted wardrobes. The shower room has a walk-in shower cubicle, WC and hand basin.

Outside the **south-facing** rear garden (approx. 70ft) is well-established with an abundance of shrubs, plants and rear pedestrian access. With terrace, lawn and shed. Pretty front garden.

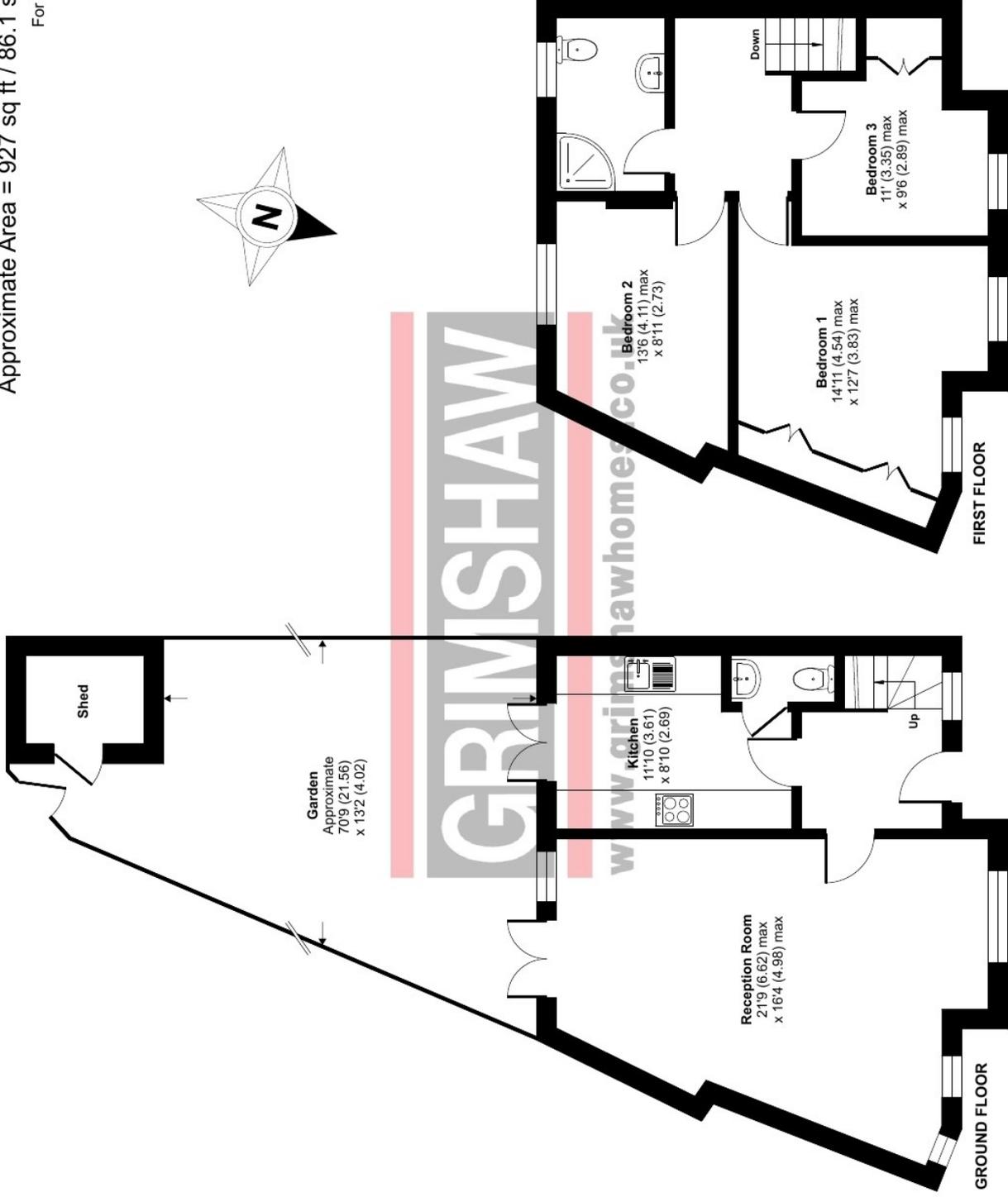
Situated on the favoured **Brentham Garden Estate** a conservation area. Within walking distance to **Pitshanger Lane Village** for shops, bars and restaurants. Access to **Ealing Broadway** station (buses on hand) with Elizabeth Line connection & town centre with shopping facilities, bars and restaurants. Pitshanger Park and the Brentham Club are nearby. Road connections include the A40 and A406.

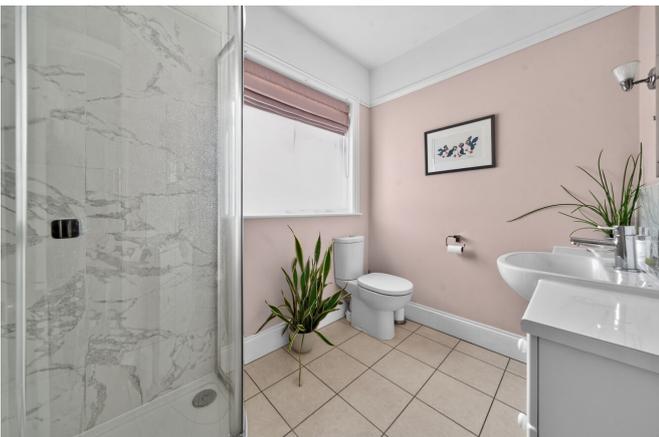
Local schools include North Ealing, St Gregory's and Montpelier Primaries and St Benedict's, Notting Hill and Ealing High and St Augustine's Priory.

Meadvale Road, London, W5

Approximate Area = 927 sq ft / 86.1 sq m (excludes store)

For identification only - Not to scale







EPC Rating = D

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

Local authority: London Borough of Ealing

Parking: on road parking

Accessibility: internal staircase

Connected services and utilities: mains electricity and gas (Worcester condensing boiler)
Broadband, landline.

We understand that subsidence repairs were undertaken in 2004/2005 (documentation is available).

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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