



Sandall Road, Ealing, London W5 1JD
Price Offers in Excess of £995,000 Freehold - No Chain

On the market for the first time in 30 years, a semi-detached 1930s property with some period details. The accommodation is arranged over two floors, with the potential to extend (subject to the usual regs). The property has a south-facing rear garden of approx. 100ft with parkland views (Hanger Hill park) beyond. There is forecourt parking to the front, a shared driveway and brick garage.

Ground floor - entrance hall, double reception room with rear access to the well-established, lawned garden, fitted kitchen and cloakroom / WC.

First floor - three bedrooms and a family shower room with separate WC.

Outside - the lovely large south-facing rear garden is approximately 101'7 x 28' (30.95m x 8.63m) with parkland views beyond. Garage with shared drive and forecourt parking.

Location: Situated in the sought-after **Greystoke Park Estate (conservation area)**, well-placed for **Hanger Lane** & **Park Royal** stations, local shops and restaurants in the award-winning Pitshanger Lane. Hail & ride buses to **Ealing Broadway** station with Elizabeth Line connection & town centre. Moments from Hanger Hill park.

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

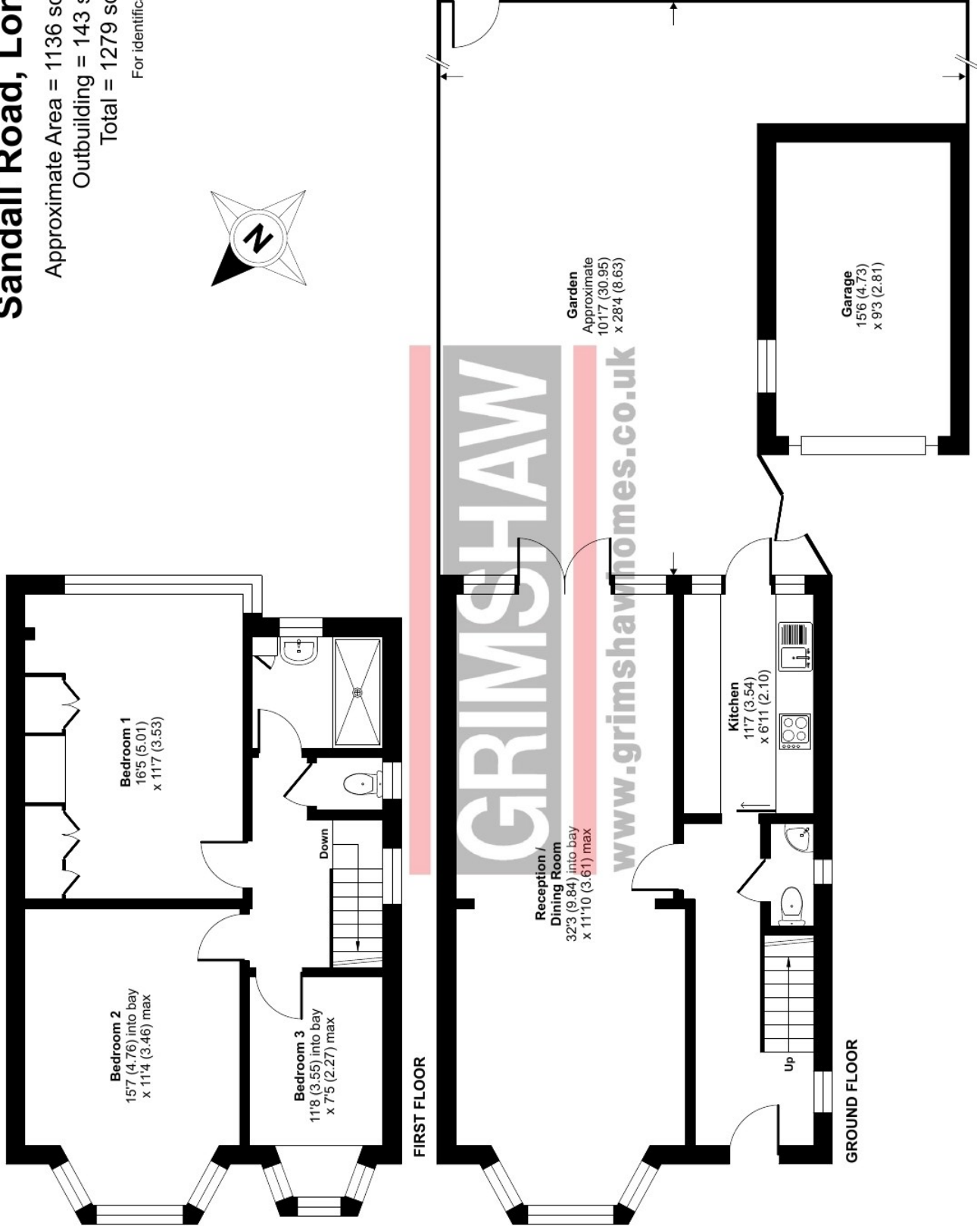
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Approximate Area = 1136 sq ft / 105.5 sq m

Outbuilding = 143 sq ft / 13.2 sq m

Total = 1279 sq ft / 118.7 sq m

For identification only - Not to scale







EPC Rating = C

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

Local authority: London Borough of Ealing

Parking: Forecourt parking, shared drive, garage and controlled parking zone (Hanger Hill zone O)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (Worcester Bosch boiler and gas heating):
electricity supply: mains drainage: broadband connected: landline connected: boarded and
insulated loft: there is cavity wall insulation: solar panels added 10 years ago

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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD