



**Beaufort Road, Ealing, London W5 3EB**  
**Price £2,399,500 Freehold**

**An impressive and superbly-appointed 6-bedroom Haymills residence on three floors. With a lovely landscaped rear lawn garden of approx 85ft and forecourt parking for 2 cars.**

**Ground floor** - elegant lounge / entrance hall, 4 reception rooms (2 are open-plan), kitchen / breakfast room open-plan with utility room and a cloakroom.

**First floor** - 5 bedrooms, family bathroom / WC, 2 shower rooms / WCs (1 en suite) and a separate WC.

**Second floor** - bedroom with eaves storage.

**Outside** - lovely landscaped rear lawn garden of approx 85'9 x 45'3, front garden and forecourt parking for 2 cars.

Situated in a good location, on the **Hanger Hill East (Haymills Estate)** a conservation area. Well-placed for transport facilities to **Hanger Lane, Park Royal, North Ealing** and **West Acton** stations with local shopping facilities and also **Ealing Broadway** station with Elizabeth Line connection & town centre.

Road connections for A4 and the M4 & M40 motorways.

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

# Beaufort Road, London, W5

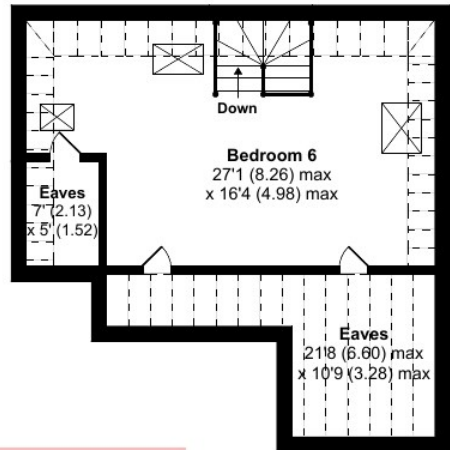
Approximate Area = 2995 sq ft / 278.2 sq m

Limited Use Area(s) = 272 sq ft / 25.3 sq m

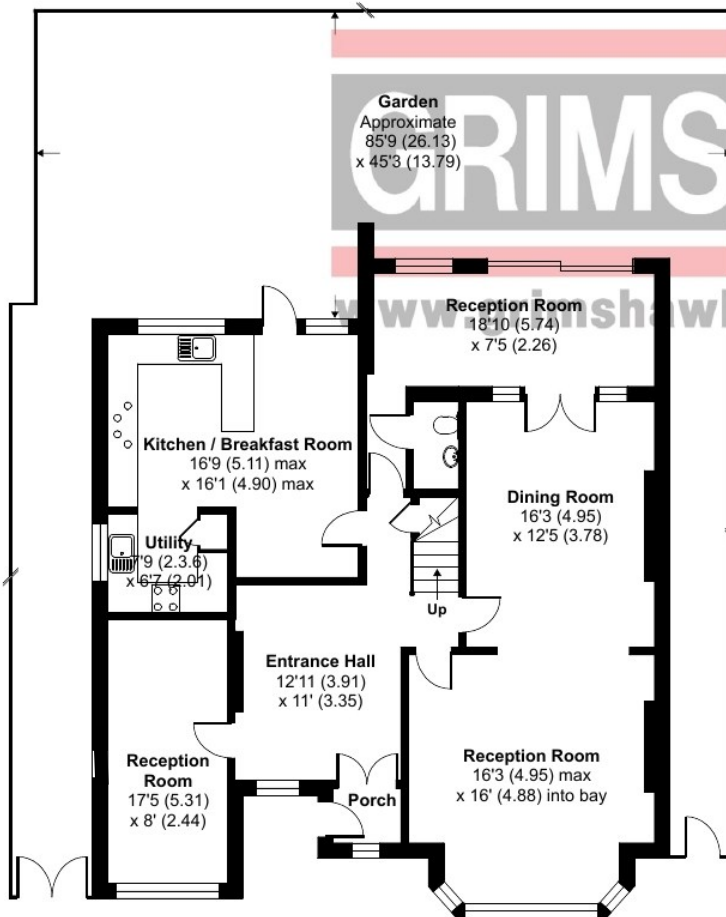
Total = 3267 sq ft / 303.5 sq m

For identification only - Not to scale

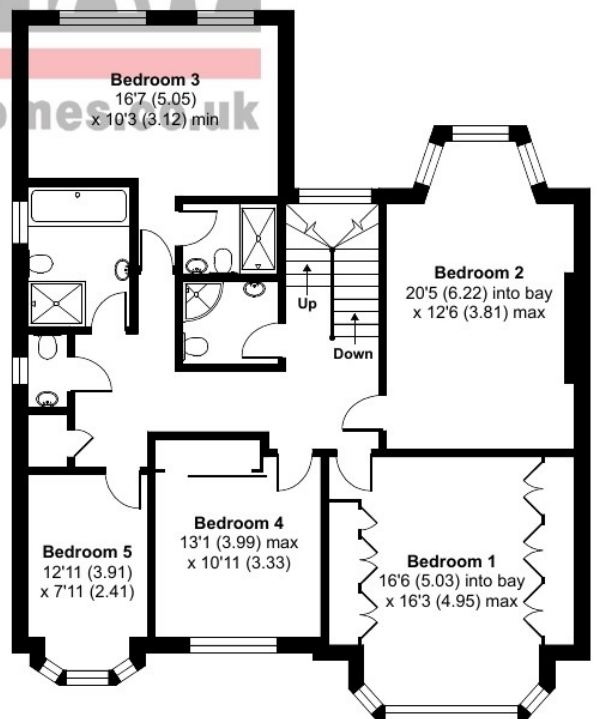
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR





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(Internal photographs taken previously)

EPC Rating = D

Council tax band = H (£4,277.06 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Forecourt parking for 2 cars. Controlled parking zone (Hanger Hill Zone O)

Connected services and utilities: Electricity: mains gas (gas central heating and gas boiler):  
mains drainage: broadband connected: landline connected: Verisure CCTV: loft is boarded  
and insulated

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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