



Denison Road, Ealing, London W5 1NU
Price £725,000 Freehold - No Chain

A charming 3-bedroom mid-terrace Brentham property on two floors with a double reception room (approx 22ft) and a west-facing rear garden of approx 59ft.

Ground floor - entrance hall, 22ft double reception room and fitted kitchen.

First floor - three bedrooms and a family bathroom / WC

Outside - the west-facing rear garden is approximately 59'11 x 17' (18.25m x 5.18m).

Situated on the favoured **Brentham Garden Estate** - a conservation area of architectural interest. Within easy reach of **Pitshanger Lane Village** for local shops, bars and restaurants. Access to the lovely open spaces of Pitshanger park and to **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways.

Well-placed for local schools including North Ealing Primary, St Benedict's, Montpelier & St Gregory's Primaries, St Augustine's Priory and Notting Hill & Ealing High.

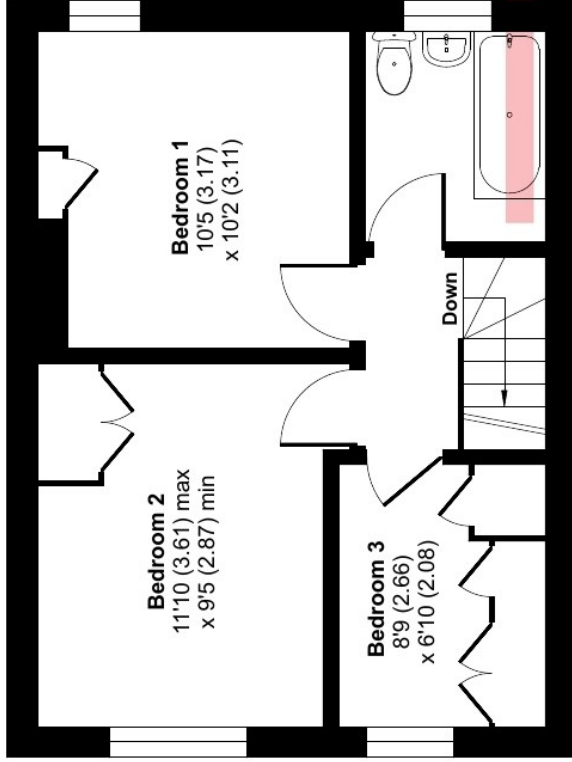
Denison Road, London, W5

Approximate Area = 750 sq ft / 69.6 sq m

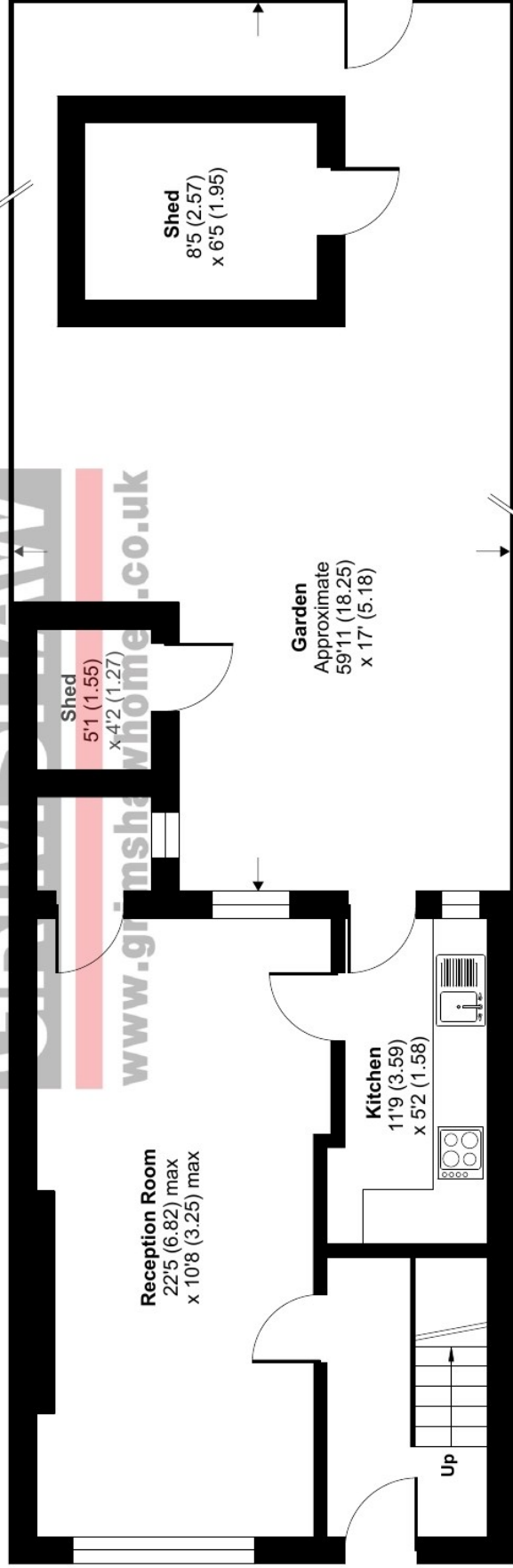
Outbuilding = 75 sq ft / 6.9 sq m

Total = 825 sq ft / 76.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR







EPC Rating = D

Council tax band = E (£2,613.77 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: On road parking

Accessibility: Internal staircase

Connected services and utilities: Gas supply (Baxi combi boiler and gas central heating);
electricity supply: mains drainage: broadband connected: landline connected: boarded loft

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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