



**Ainsdale Road, Ealing, London W5 1JX**

Price £1,375,000 Freehold - No Chain

**GRIMSHAW**

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**On the favoured Ainsdale Road, on the Greystoke Park Estate - a superbly-appointed and spacious, 5-bedroom semi-detached 1930s residence on three floors with leafy views, offering a desirable family home. Outside, is a beautiful large landscaped south-west facing rear garden (of approx 94ft) with garden pond, gazebo and utility room / kitchenette (former garage), offering an ideal space for entertaining. There is also a shared drive.**

The ground floor features an extended spacious double / through reception room with bi-folding rear doors leading into the garden and open-plan with a well equipped kitchen. The entrance also leads to a cloakroom with wash hand basin and WC.

On the first floor are 3 good sized bedrooms and a family bathroom with a separate WC.

The second floor offers 2 bedrooms and an en suite bathroom / WC.

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

Transport links include **Hanger Lane** station (with local shops) and also access (with buses on hand) to **Ealing Broadway** station with Elizabeth Line connection for central London and beyond. **Ealing Broadway** town centre has numerous shopping facilities, bars and restaurants. **Pitshanger Lane** has shopping facilities, bars and restaurants and the lovely open spaces of Hanger Hill Park are nearby.

**Road connections** for A406, A4, A40 and M4 & M40 motorways.





**EPC Rating:** D

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

**Local authority:** London Borough of Ealing

**Parking:** Garage at the rear with shared drive

**Connected services and utilities:** Electricity: mains gas (gas heating combi boiler: mains drainage: broadband connected: landline connected: loft insulated and boarded: there is cavity wall insulation.

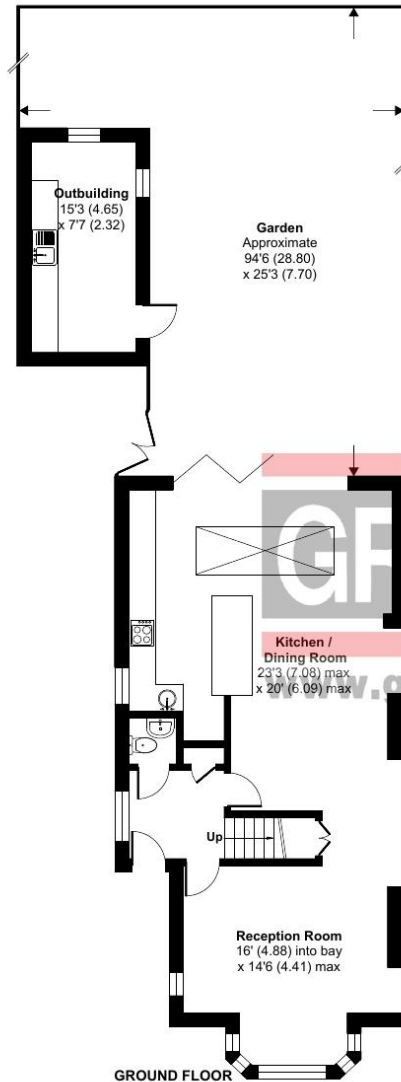
Surface water: 'Very low' means less than 0.1% chance of a flood each year.

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.





## Ainsdale Road, London, W5

Approximate Area = 1741 sq ft / 161.7 sq m

Including Limited Use Area(s) = 17 sq ft / 1.5 sq m

Outbuilding = 116 sq ft / 10.7 sq m

Total = 1874 sq ft / 173.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026.  
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