



Boileau Road, Ealing, London W5 3AH
Price £1,275,000 Freehold - No Chain

A beautifully-presented 4-bedroom semi-detached residence arranged over two floors with period features including mosaic tiled hall, ceiling rose and fireplace surrounds. There is a front garden and a lovely south-facing rear lawn garden of approx 87ft.

The property comprises an entrance hall, 3 good sized reception rooms, fitted kitchen, conservatory, ground-floor WC, 4 bedrooms and a family bathroom / WC.

Outside is a front garden and a lovely south-facing rear lawn garden of approx 87ft with paved terrace.

Situated in a popular road, within walking distance of **North Ealing** (Piccadilly Line) and **West Acton** (Central Line) stations with local shops and with access to **Ealing Broadway** station (Elizabeth Line, Central and District lines) & town centre with numerous shopping facilities, bars and restaurants.

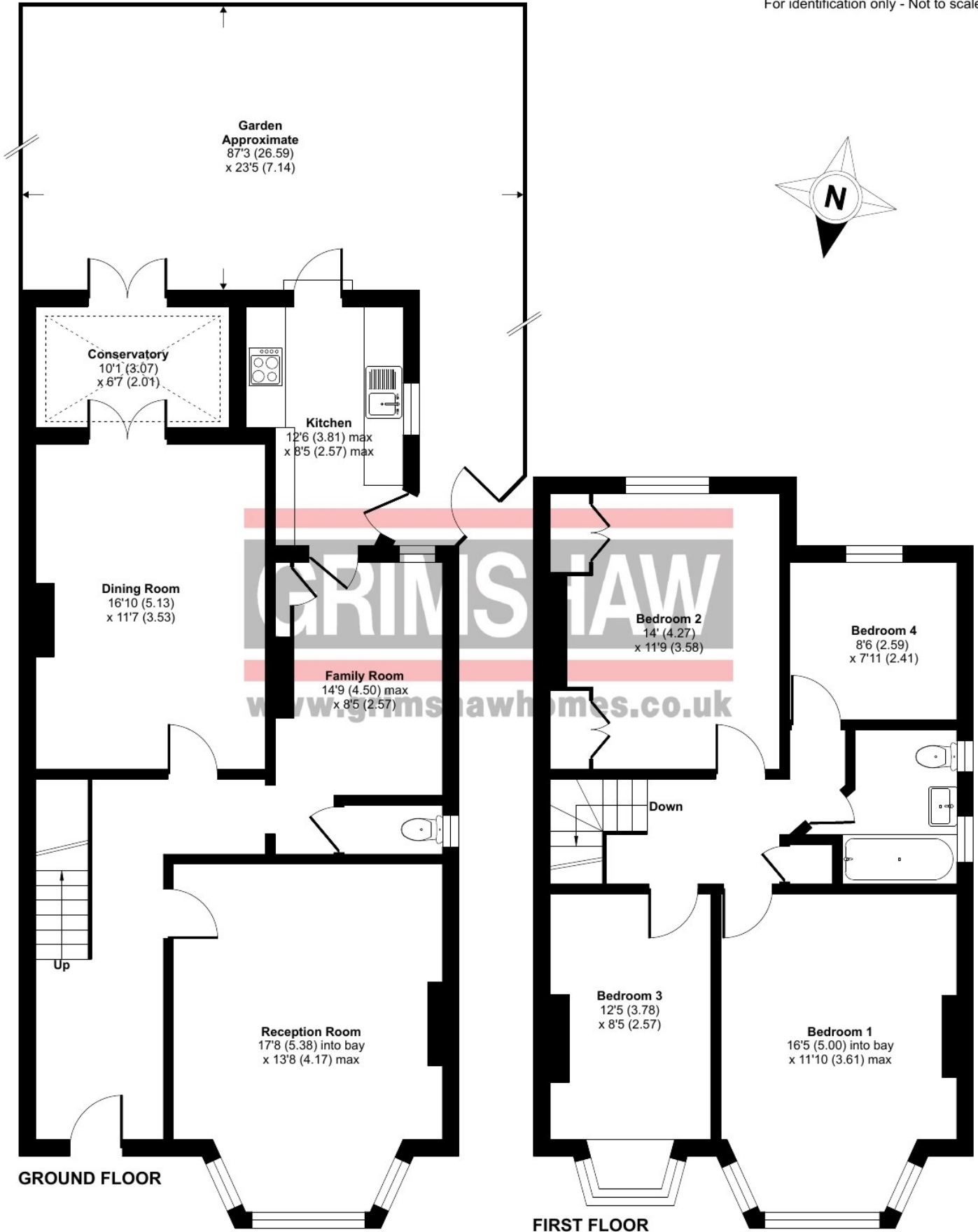
Road connections for the A4 and M4 & M40 motorways.

Well-placed for local schools including Holy Family Catholic School, St Benedict's, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High and Notting Hill & Ealing High.

Boileau Road, London, W5

Approximate Area = 1561 sq ft / 145 sq m

For identification only - Not to scale







(Floor plan, front and internal photographs taken previously)

EPC Rating =D

Council tax band = G (£3,401.70 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: On road parking. Controlled parking zone (West Acton Zone Z)

Accessibility: internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage

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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