



Mount Pleasant Road, Ealing, London W5 1SQ

Price £1,450,000 Freehold - No Chain

GRIMSHAW

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A lovely, light & airy 4-bedroom, semi-detached 1930s residence with accommodation arranged over three floors combining modern amenities with period features. The property has a stylish extended kitchen / breakfast room with skylight and French doors onto the rear garden with room currently set up as an office.

Ground floor - entrance hall, extended kitchen / breakfast room and rear reception room, with further reception room with fireplace surround and bay window at the front of the house. Both the breakfast room and the rear reception room have doors leading onto the outside terrace.

First floor - 3 bedrooms, the family bathroom, separate cloakroom with WC and basin.

Second floor - bedroom, dressing room and a shower room / WC / basin.

Outside - The pretty secluded rear lawn garden is approx 32ft with a paved terrace, trees, shrubs and plants. A pebble stone pathway leads to a garden building, which is currently used as an office.

Situated in a favoured residential area, near to Pitshanger Lane Village for local shopping facilities, cafés, restaurants and bars. Also near to the lovely open spaces of Pitshanger park and Cleveland park. The Brentham (sports) club is nearby.

Local schools - well-placed for a number of local schools including Montpelier, North Ealing and St Gregory's Primaries, St Benedict's, St Augustine's Priory and Notting Hill & Ealing High.

Convenient location with buses to **Ealing Broadway** station (approx. 1 mile away) with Elizabeth Line amongst a few lines & town centre with shops, cafés, bars and restaurants.





Road connections for M40/A40 and M4 motorways.

EPC Rating: D

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

Local authority: London Borough of Ealing

Parking: On road parking

Connected services and utilities: Electricity: mains gas (gas heating and new gas boiler): mains drainage: broadband connected: landline connected

Loft has been converted and insulated. The garden store room and office added as well as the kitchen extended.

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.



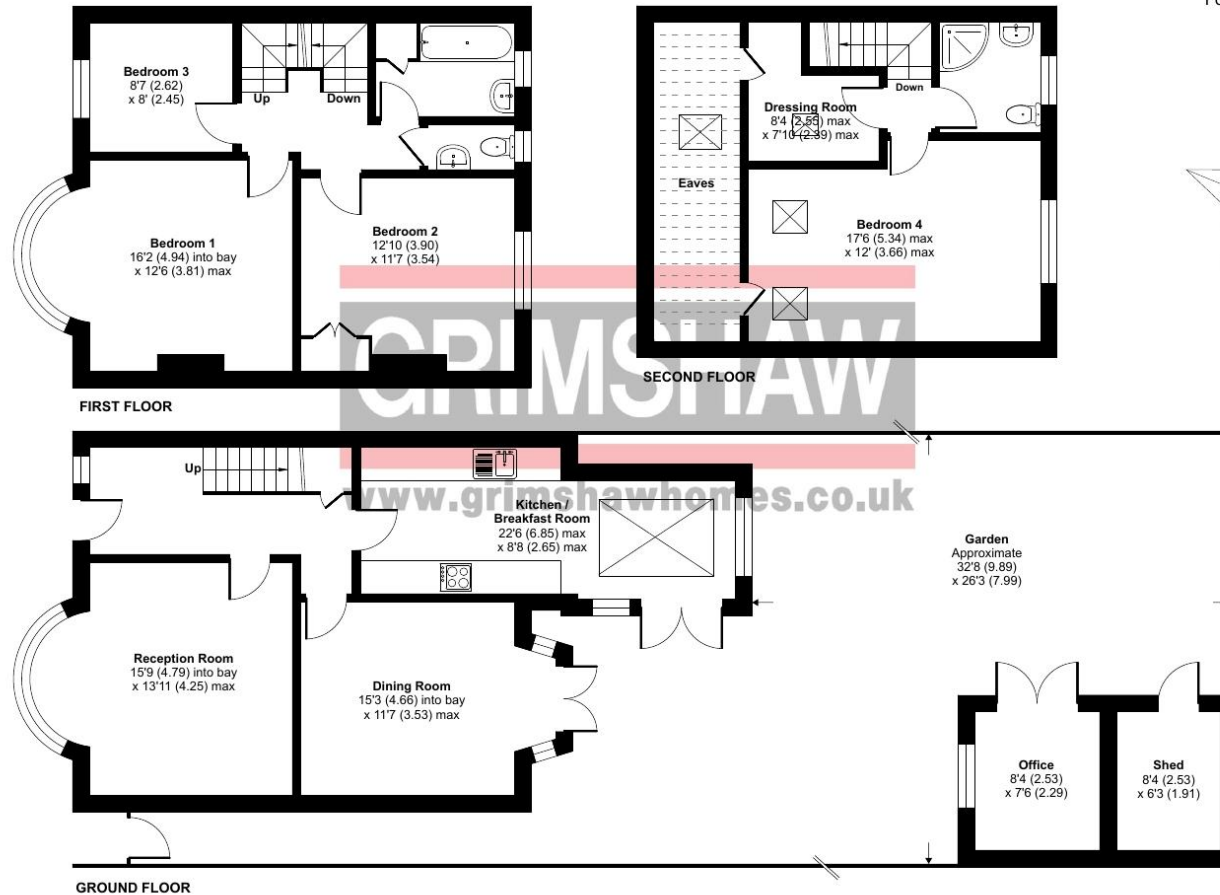
VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Mount Pleasant Road, London, W5

Approximate Area = 1553 sq ft / 144.2 sq m
Including Limited Use Area(s) = 108 sq ft / 10 sq m
Outbuildings = 114 sq ft / 10.5 sq m
Total = 1775 sq ft / 164.7 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. Produced for Grimshaw & Co. REF: 1536678



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