

Boileau Road, Ealing, London W5 3AJ

Price £1,195,950 Freehold - No Chain

GRIMSHAW

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An attractive, extended, period 5-bedroom semi-detached (circa 1924) property with tastefully presented accommodation arranged over three floors, offering good family living space and flexibility. With further potential for ground-floor extension (subject to usual regulations).

Ground floor - feature entrance hall with tiled floor and moulded ceiling, rear reception room with French doors leading onto the rear garden, formal front reception room, fitted kitchen and a useful cloakroom (WC and wash handbasin).

First floor - there are 3 good size bedrooms, bathroom / WC and a separate shower room.

Second floor - there are 2 further bedrooms. The front bedroom has an en suite bathroom / WC. The rear bedroom has a balcony with views over the garden.

Outside - front garden and at the rear, a very pretty south-facing garden (of approx 61ft) with well-established borders, lawn, rear terrace and gated side access.

Situated in a favoured Ealing location, in a pleasant tree-lined road within walking distance of **North Ealing** station with local shopping facilities.

With access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Road connections for the A4 and M4 & M40 motorways.

Local schools - well-placed for a number of local schools including Holy Family Catholic School, St Benedict's, St Augustine's Priory, West Acton Primary, Ada Lovelace CofE High, St Gregory's Primary, Ellen Wilkinson High, Montpelier Primary and Notting Hill & Ealing High.



















EPC Rating: E

Council tax band: G (£3,407.70 for 2026 / 2027)

Local authority: London Borough of Ealing

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

Accessibility: staircase

Connected services and utilities: Electricity: mains gas (Worcester Bosch gas central heating boiler and radiator heating): mains drainage: broadband connected: landline connected: CCTV at the property: loft is insulated and boarded

We understand that building regulations and planning approval have been given for the loft conversion and single storey rear extension.

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

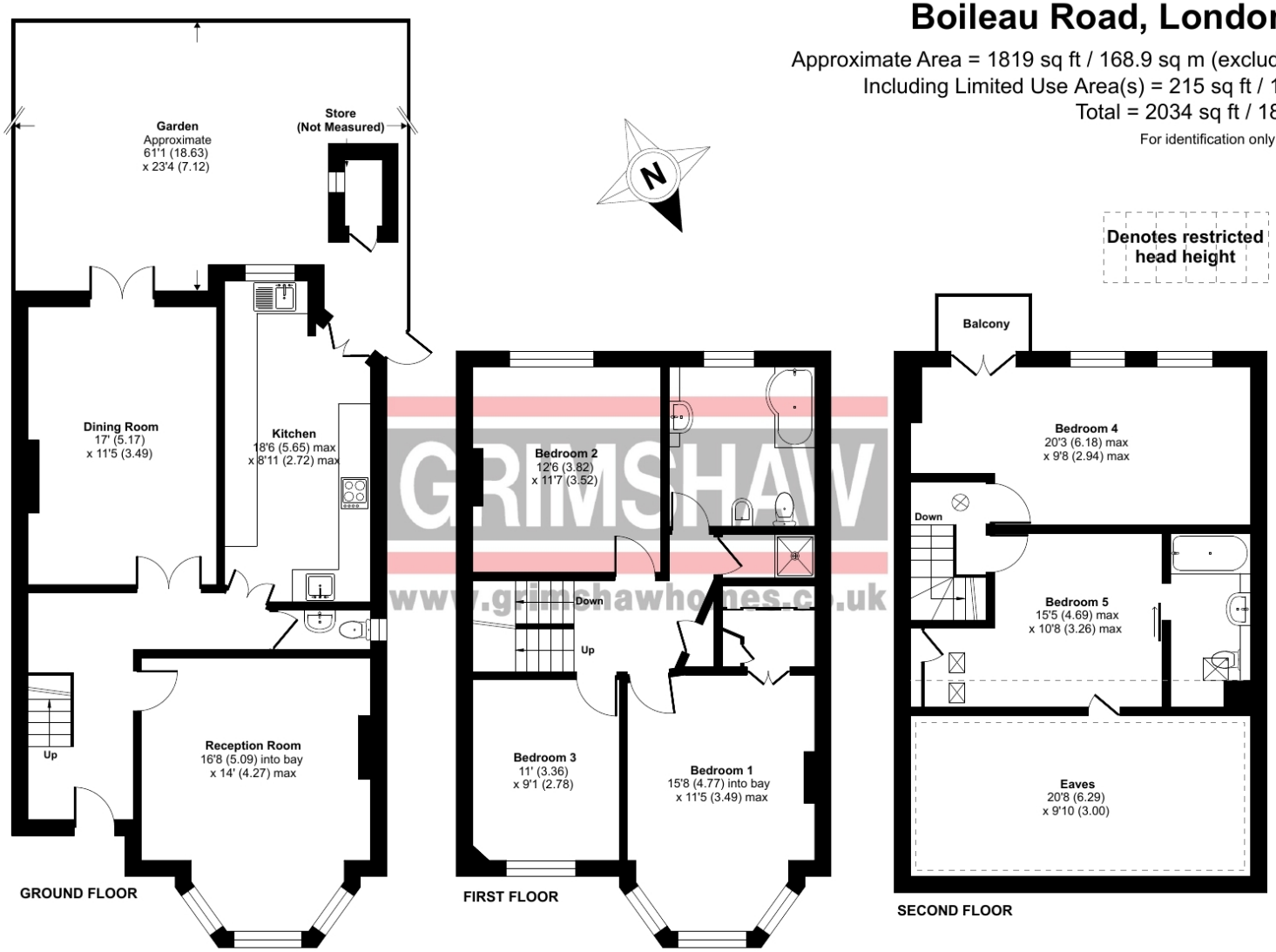
Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

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.

Boileau Road, London, W5

Approximate Area = 1819 sq ft / 168.9 sq m (excludes store)
Including Limited Use Area(s) = 215 sq ft / 19.9 sq m
Total = 2034 sq ft / 188.8 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Grimshaw & Co. REF: 1429452

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