

Greystoke Cottages, Fox Lane, Ealing, London W5 1HP
Price £1,995,000 Freehold – No Chain

A hidden gem. An idyllic period property in a park side setting with an open aspect and leafy views. A charming 5-bedroom property arranged over two floors with modern facilities, period features and mature gardens.

The hall leads to 2 reception rooms, fitted kitchen with pantry, cloakroom, ground-floor bedroom with an en suite bathroom and a sauna. On the first floor are 4 further bedrooms, family bathroom and a separate WC.

Beautiful lawn garden with profusion of shrubs, trees and plants. There is also a garage.

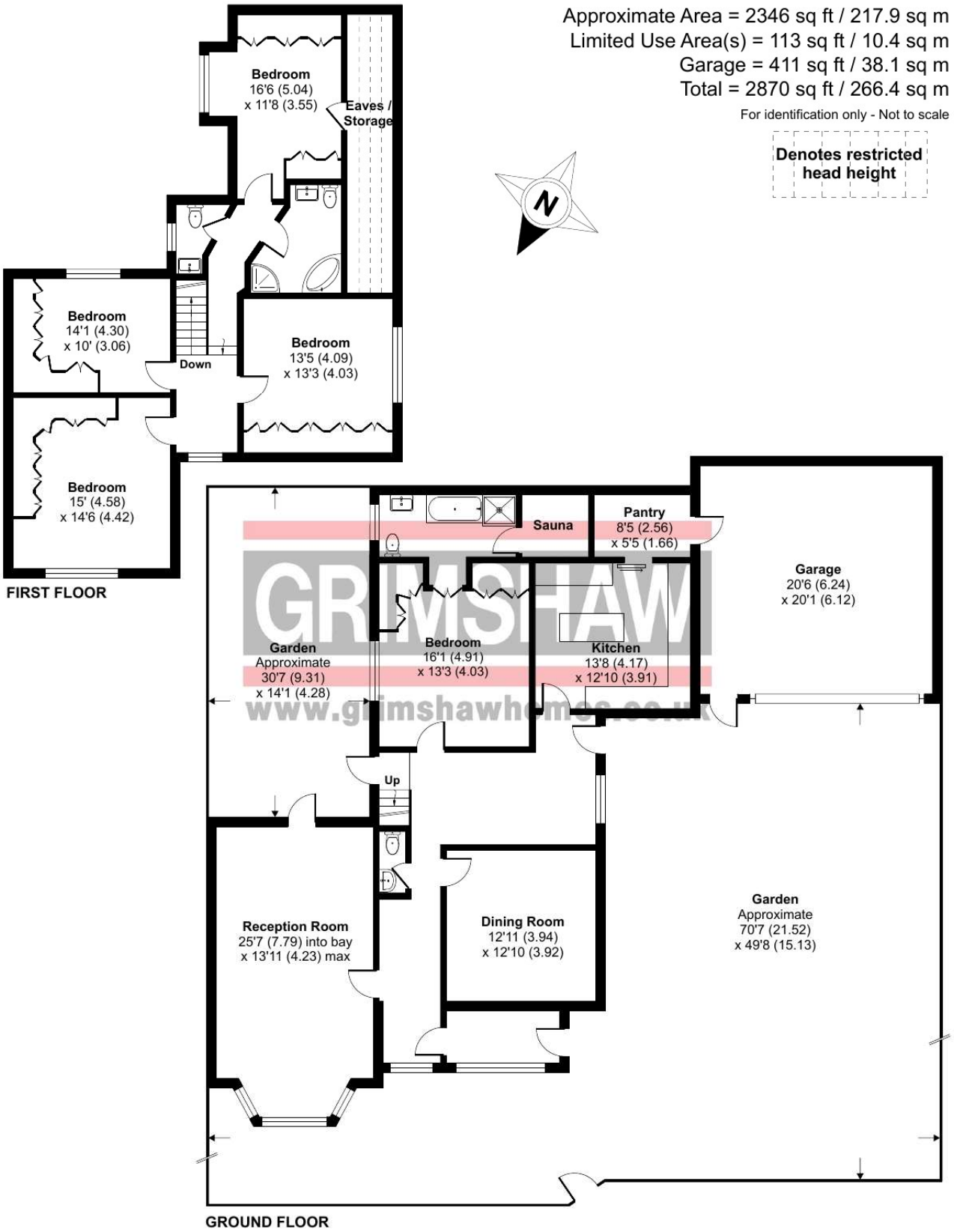
Conveniently situated in a leafy lane and with views of the lovely open space of Hanger Hill Park. With access to **Hanger Lane** station and **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways.

Well-placed for a number of local schools including Montpelier Primary, Twyford CofE High, Holy Family Catholic Primary, Ada Lovelace CofE High, St Gregory's Primary, St Augustine's Priory and Ellen Wilkinson High.

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Approximate Area = 2346 sq ft / 217.9 sq m
Limited Use Area(s) = 113 sq ft / 10.4 sq m
Garage = 411 sq ft / 38.1 sq m
Total = 2870 sq ft / 266.4 sq m
For identification only - Not to scale

Denotes restricted head height



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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EPC Rating = D

Council tax band = G (£3,564.22 for 2026 / 2027)

Local authority: London Borough of Ealing

We understand the property is listed on Ealing Council's local heritage list 2014

Parking: Garage. Local controlled parking zone on Hillcrest Road: Ealing Broadway Extension Zone W. Access to the property is via a lane with locked barrier.

Accessibility: Staircase

Connected services and utilities: Electricity: mains gas (combi gas boiler, gas central heating): mains drainage: partly boarded loft: broadband connected: landline connected: shared entrance: ground-floor extension (approx 30 years ago)

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 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 whether 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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