



East Close, Ealing, London W5 3HE
Price: £1,050,000 Freehold - No Chain

A 3-bedroom semi-detached house arranged over two floors with approximately 69ft rear lawn garden, garage at the side and forecourt parking for 2 vehicles. With potential to extend at the rear and convert the loft (subject to usual regulations).

Ground Floor has an entrance hall, double reception room, fitted kitchen (with access to the rear garden) and a cloakroom.

On the first floor there are 3 bedrooms, a family bathroom with WC and a separate WC.

Outside is a rear south-west facing lawn garden of approx 69ft, a garage at the side and forecourt parking for 2 vehicles.

Situated in a quiet cul-de-sac, on the **Hanger Hill East (Haymills Estate)**, a conservation area. Just a few minutes' walk to **Park Royal** and **Hanger Lane** stations with local shopping facilities. Access to **Ealing Broadway** station with Elizabeth Line connection with shopping facilities, bars and restaurants and **North Ealing** station is approximately 0.8 miles away. Road connections for A40 / North Circular and M4 / M40 motorways.

Well-placed for a number of local schools including Montpelier Primary, Durston House, St Benedict's, St Augustine's Priory, The Japanese School, Notting Hill & Ealing High, Ada Lovelace CofE High, Ellen Wilkinson High and many more.



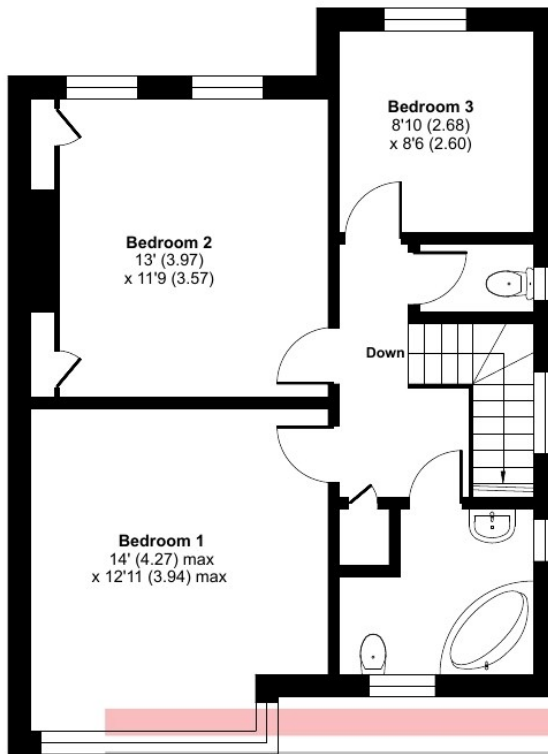
East Close, London, W5

Approximate Area = 1192 sq ft / 110.7 sq m

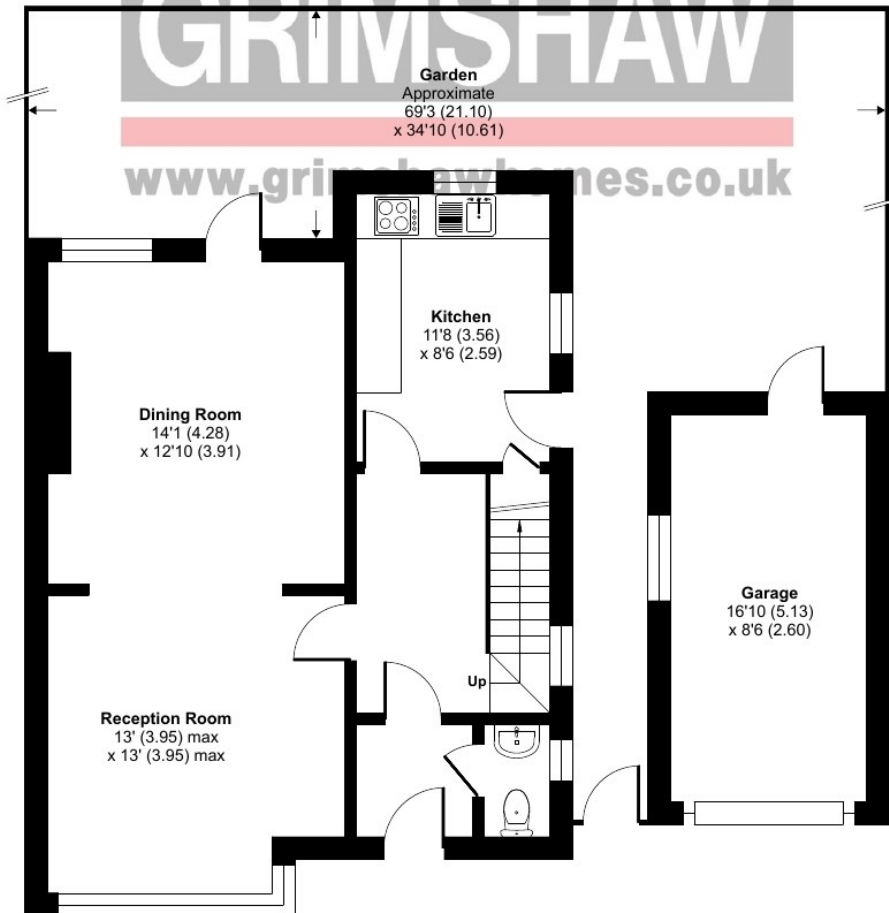
Garage = 143 sq ft / 13.2 sq m

Total = 1335 sq ft / 123.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR







EPC Rating = E

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

Local authority: London Borough of Ealing

Parking: Controlled parking zone (Hanger Hill Zone O), garage at the side and also forecourt parking for 2 vehicles

Accessibility: a small front step into the property and a couple of steps at the rear of the house to the garden.

Connected services and utilities: Gas supply: electricity supply: mains drainage: landline is connected: no broadband: gas central heating: Mexico combi boiler; loft is boarded and also insulated

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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

