



## **The Ridings, Ealing, London W5 3BU**

### **Price £3,450,000 Freehold**

**Nestled in an enclave, in a sought-after Ealing location, a double-fronted detached 1930s property on three floors with five bedrooms, three bathrooms, cloakroom and laundry, offering a unique family home which has been extended and remodelled to an extremely high standard by the current owners. The fully restored interiors include spa-level amenities, a hot and cold pressurised system, extensive built-in storage, an integrated lift with access to all floors, underfloor heating to all floors, Rako Lighting System throughout, blinds smart system, URC Full Home Entertainment System and integral Sonos Sound System throughout, CCTV and alarm system.**

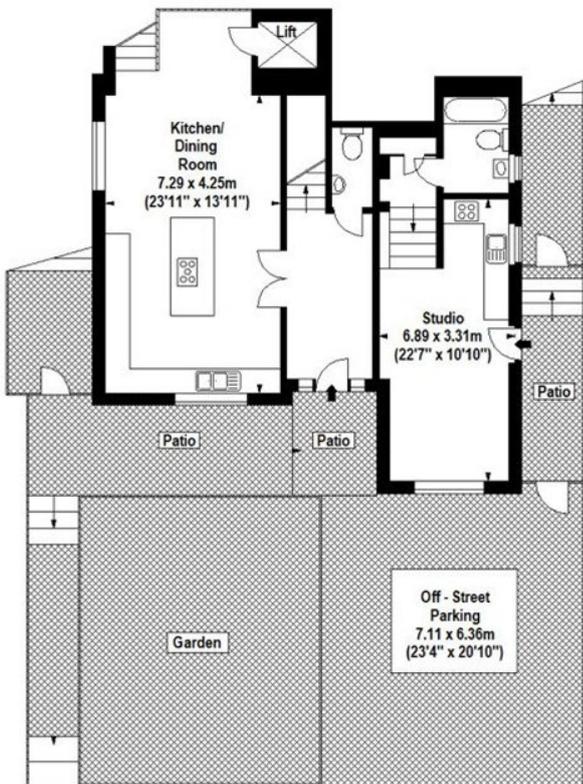
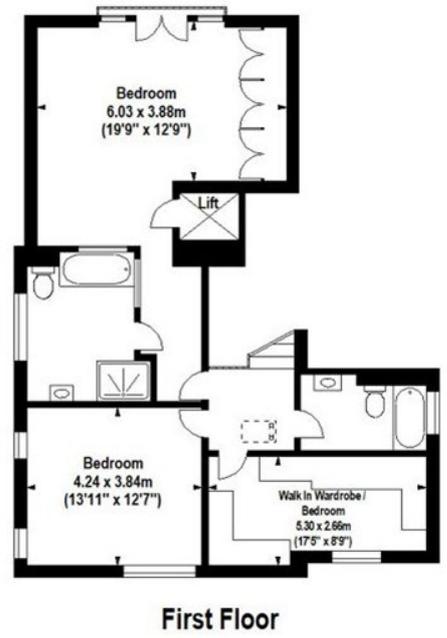
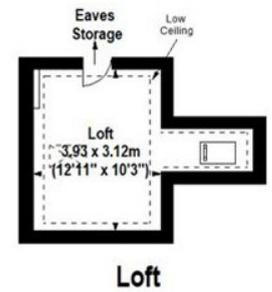
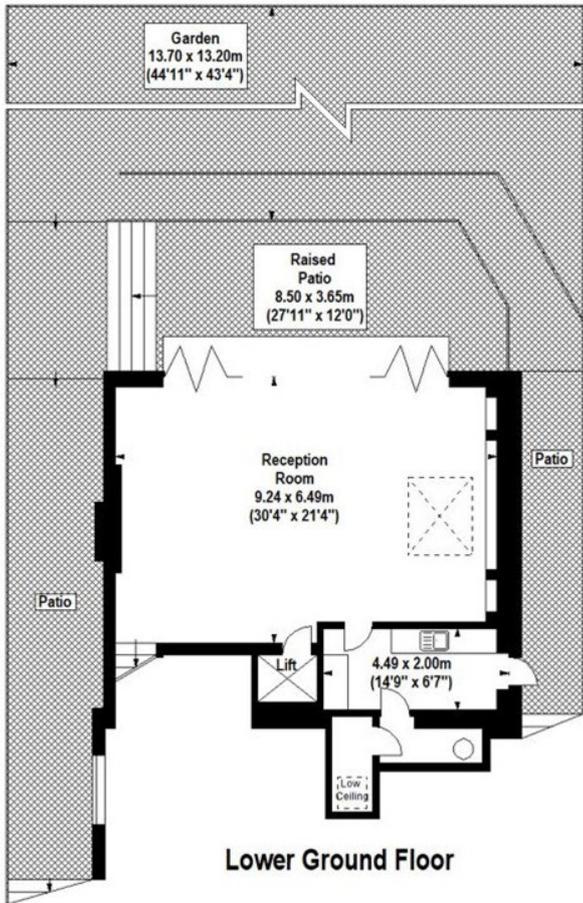
On the ground floor there is a beautiful tiled entrance hall with guest cloakroom. Double doors lead to an impressive double aspect kitchen / dining area. Steps lead down to a stunning reception room with a stylish open gas fireplace, high ceilings and great views. There are bi-folding doors from the reception room leading to a large terrace with a full width automatic awning. There is a fully integrated utility room with its own access to the garden. Steps and a subtly designed ramp lead down to the lawn area with mature borders. To the front, forecourt parking for 2 cars.

On the first floor, there is an impressive spacious principal bedroom suite with colour therapy Jacuzzi, WC and walk-in shower/steam room, with French doors opening to spectacular London views. The loft room could be used as a study, home office or bedroom (subject to usual regulations).

The property includes separate guest quarters with its own entrance and private patio area, which would be ideal for guests, family or staff accommodation, requiring some privacy. This is also accessible from the main house entrance hall.

Situated on the **Hanger Hill East (Haymills Estate)** a conservation area. With access to a number of local schools including Holy Family Catholic Primary, St Augustine's Priory, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, The Japanese School, West Acton Primary and Twyford CofE High.

Good transport connections including **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations all with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections include A40 / Western Avenue, A4 and the M4 / M40 motorways.



Floor plan supplied by vendor  
 Measurements are approximate. Not to scale  
 Illustrative purposes only.







EPC Rating = C

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

Local authority: London Borough of Ealing

Parking: Off-street parking and CPZ - Hanger Hill Zone O

Accessibility: Internal lift access to all floors, internal staircases and steps down to the lawn in the rear garden

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage: passenger lift to all floors: smart Lutron lighting and blinds control system: CCTV and alarm system: integral surround sound system: underfloor heating: hot and cold pressurised water system

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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