



## **Corringway, Ealing, London W5 3AB**

### **Price £2,000,000 Freehold - No Chain**

**A spacious 6-bedroom detached 1930s Haymills-built property with accommodation on three floors, rear garden of approx 80ft, garage and off-street parking for 4 cars.**

**Ground floor** - spacious entrance hall, double reception room, conservatory, office (former garage), cloakroom/WC, fitted kitchen and utility room.

**First floor** - 6 bedrooms, family bathroom / WC and 2 en suite shower rooms/WCs.

**Second floor** - the large loft room is approx 21ft and is currently used as a workshop and there is another good size room.

**Outside** - the rear garden is approximately 80'4 x 49'4 (22.48m x 15.03m) with side access. There is a garage and off-street parking at the front.

Situated in the favoured **Hanger Hill East (Haymills Estate)** a conservation area and well-placed for a number of local transport facilities including **North Ealing, Park Royal, West Acton** and **Hanger Lane** stations with local shopping facilities. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre with a number of restaurants, shops and bars.

Road connections for A4 and M4 & M40 motorways.

Well-placed for local schools including Montpelier Primary, St Augustine's Priory, St Benedict's St Gregory's Primary, The Japanese School, West Acton Primary, Holy Family Catholic School, Twyford CofE High and Ellen Wilkinson High.

# Corringway, London, W5

Approximate Area = 3259 sq ft / 302.7 sq m

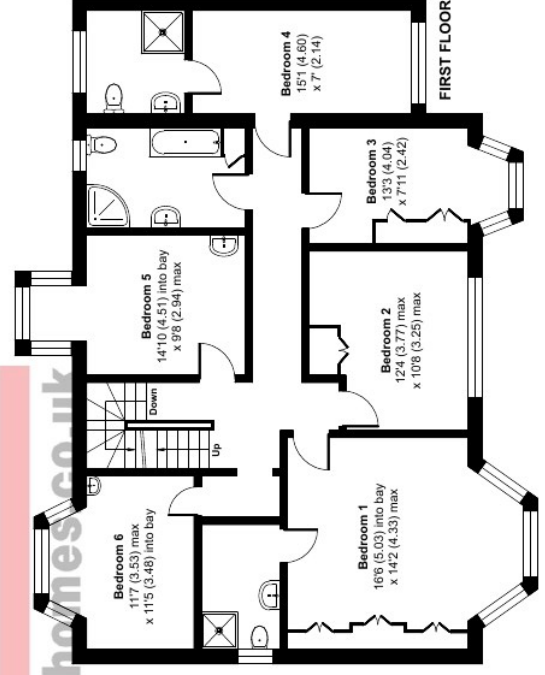
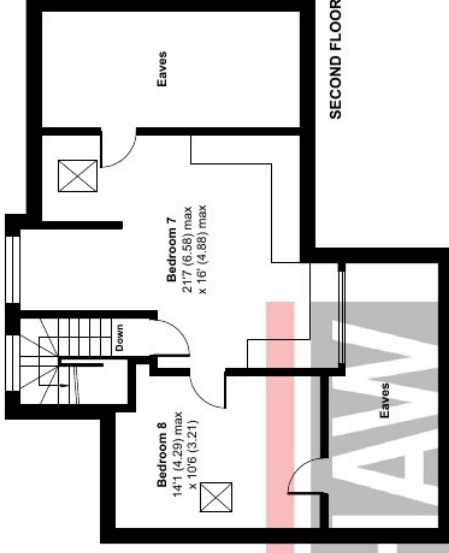
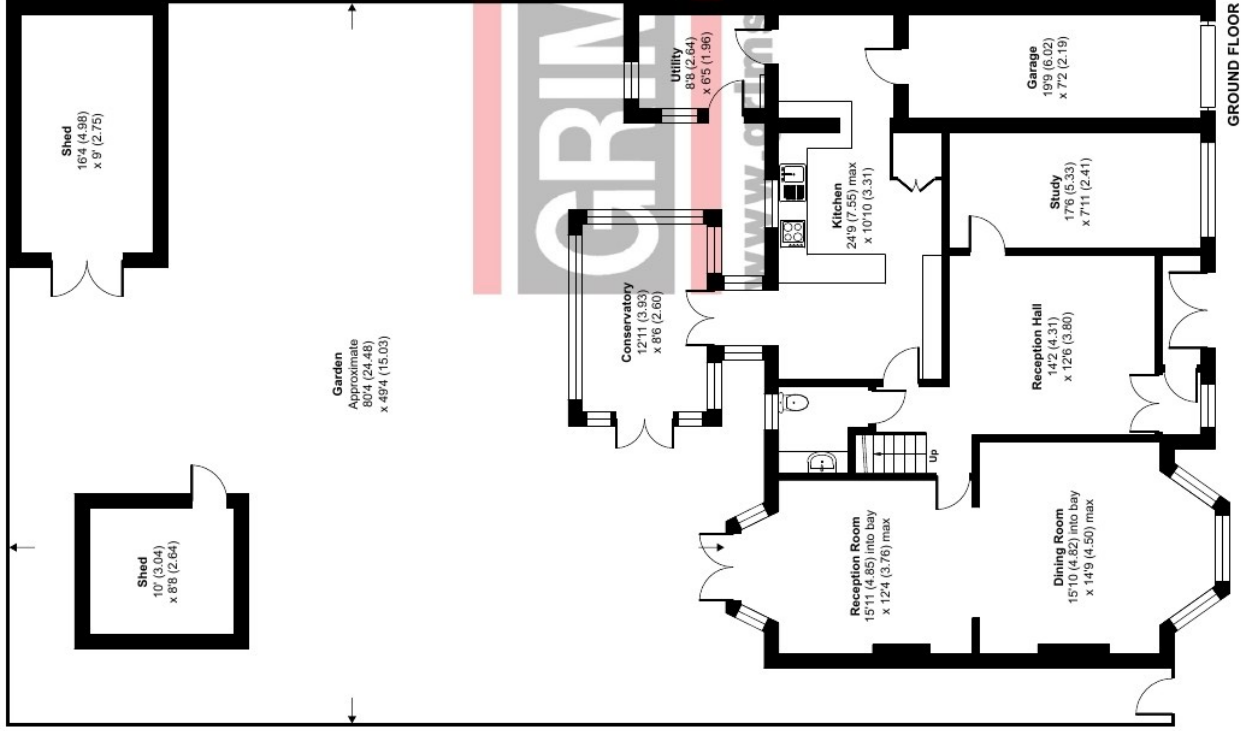
Including Limited Use Area(s) = 290 sq ft / 26.9 sq m

Outbuildings = 233 sq ft / 21.6 sq m

Garage = 141 sq ft / 13 sq m

Total = 3633 sq ft / 337.3 sq m

For identification only - Not to scale







EPC Rating = D

Council tax band = H (£4,277.06 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Off-street parking for 4 cars, garage and controlled parking zone: Hanger Hill Zone O

Accessibility: Internal staircase

Connected services and utilities: Gas supply (gas central heating: electricity supply: mains drainage: landline connected: broadband connected: loft boarded and insulated

The vendor confirms the loft has been converted and the property extended to the side and rear

Surface water : 'Low' means between 0.1% and 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

