



**Orchard Way, Edgehill Road, Ealing, London W13 8HW**  
**Price £2,899,950 Freehold**

Grimshaw and Company are pleased to offer to market Orchard Way in the much sought-after Edgehill Road, Ealing.

This stunning 1920s detached property is on three floors and has many of the original features combined with modern facilities.

With 5-6 bedrooms, 3 bathrooms and lots of living accommodation, this property would be perfect for a family looking to live close to local schools, transport links into Central London and Ealing Broadway with shops, bars and restaurants.

There is an impressive approach to the property with multiple spaces for off-street parking, and a very attractive exterior with the original 1920s door and sash windows.

There is a spacious hall leading to an impressive open-plan kitchen / dining room, doors leading onto the large 97ft west-facing garden, a ground-floor WC, a good sized study with skylight and a workshop.

On the first floor, there are 4 double bedrooms (1 with an en suite bathroom / WC) and a family bathroom with separate WC.

The second floor has bedroom 5, a shower room / WC and another study.

We would recommend early viewing of this property.

We understand the property, previously named Orchardway was home to Mr W.S. Grice, the architect who designed the property and advertised in Town and Country Homes magazine. A copy of the article is available to interested applicants.

# Edgehill Road, London, W13

Approximate Area = 2647 sq ft / 245.9 sq m

Limited Use Area(s) = 264 sq ft / 24.5 sq m

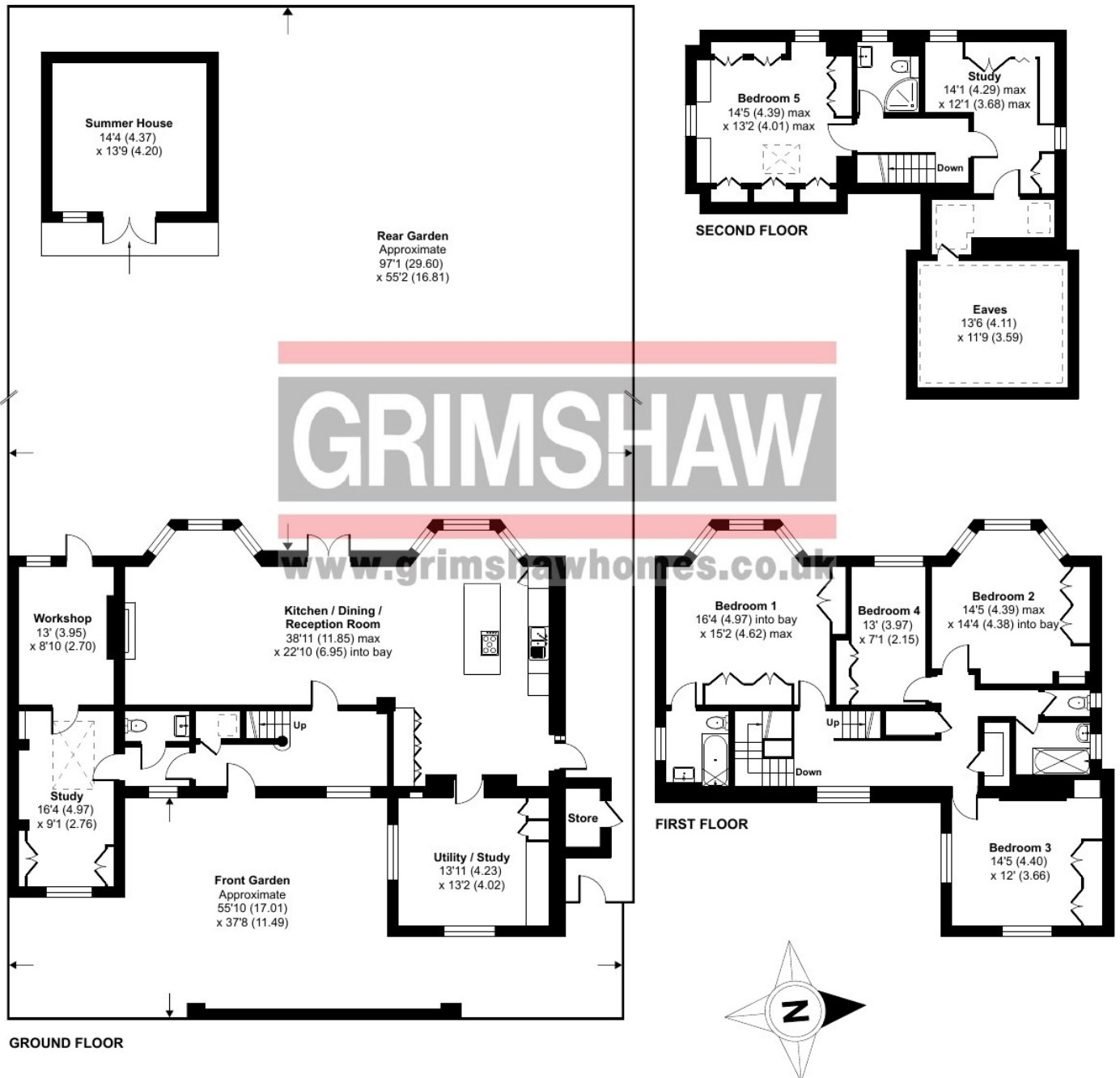
Garage = 113 sq ft / 10.4 sq m

Outbuilding = 215 sq ft / 19.9 sq m

Total = 3239 sq ft / 300.7 sq m

For identification only - Not to scale

Denotes restricted head height







EPC Rating = D

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

Local authority: London Borough of Ealing

Parking: Controlled parking zone (West Ealing Extension Zone HH) and off-street parking at the front for multiple vehicles

Accessibility: internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage

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

