



Fordhook Avenue, Ealing, London W5 3LP

Price £1,250,000 Freehold - No Chain

A spacious, extended and well-presented Edwardian 5-bedroom semi-detached residence arranged over three floors with lovely period features including fireplace surrounds, picture rails and ceiling roses. The property boasts an extended accommodation of approximately 1948 sq ft with a rear lawn garden which could be reinstated as a large family home (subject to the usual regulations) or for an investment opportunity.

Ground floor - entrance hall, 2 reception rooms (currently used as bedrooms), fitted kitchen, utility room with access to the rear garden, en suite shower room / WC and a cloakroom / WC

First floor - 4 bedrooms, family bathroom / WC and an en suite shower room / WC

Second floor - bedroom and an en suite bathroom / WC

Outside has a rear garden with a paved terrace.

Very conveniently situated in a sought-after residential road, approximately 0.2 miles from **Ealing Common** station with local shopping facilities, bars and restaurants and the lovely open spaces of Ealing Common. With access to **Ealing Broadway** station (Elizabeth Line) & town centre.

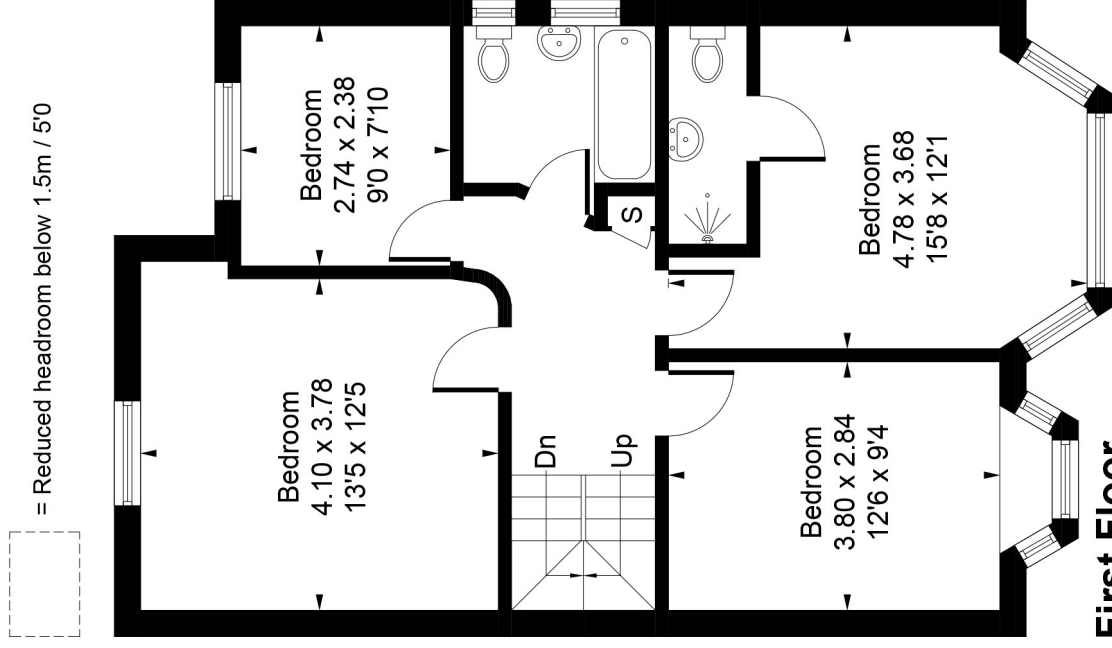
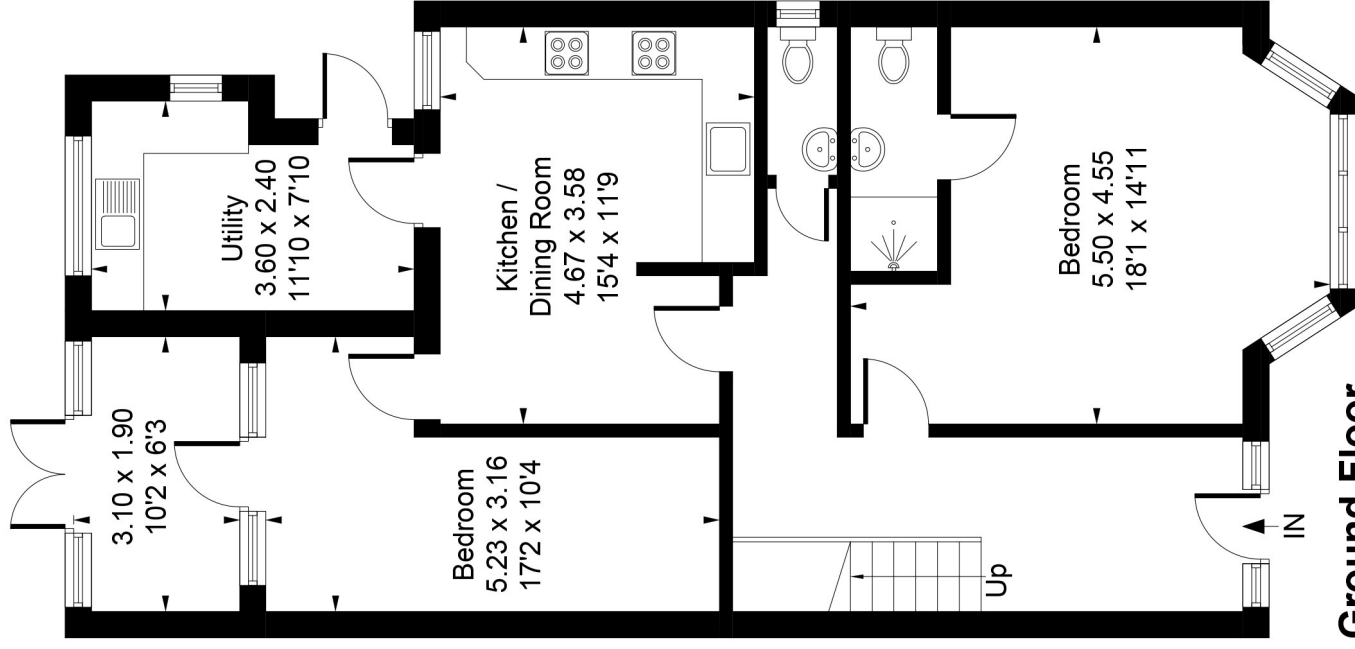
Road connections for A4, A40, M4 / M40 motorways and North Circular Road.

Well-placed for a number of local schools including Ellen Wilkinson High, The Japanese School, West Acton Primary, Holy Family Primary, Twyford CofE High, St Vincent's Catholic Primary and Ada Lovelace CofE High.

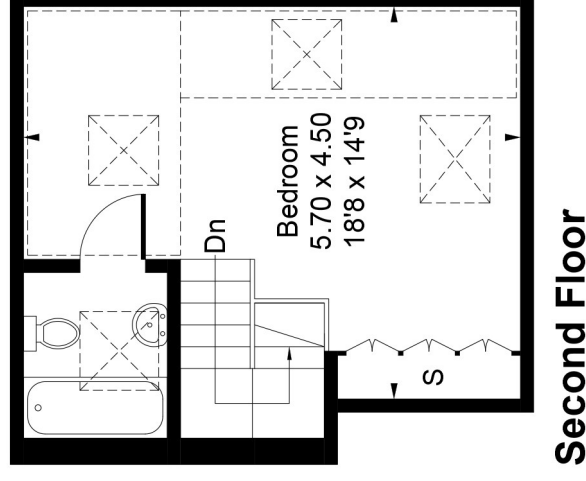
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Approximate Gross Internal Area

180.95 sq m / 1948 sq ft



 = Reduced headroom below 1.5m / 5'0



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Produced by jcphotographystudio.com





EPC Rating = D

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

Local authority: London Borough of Ealing

Parking: On road parking and controlled parking zone (Ealing Common Zone F)

Accessibility: Internal staircase

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

The property is currently used as a HMO, generating a rental income of approximately £6,179 per calendar month.

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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