



Boileau Road, Ealing, London W5 3AJ

Price £1,125,000 Freehold - No Chain

GRIMSHAW

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A spacious Edwardian, 5-bedroom semi-detached residence on three floors with triple glazing and some period features combined with modern facilities. Outside, is a lovely rear lawn garden with patio area. Potential for further extension at the rear (ground floor) to create a beautiful family home (subject to the usual regulations).

Ground floor - entrance hall leads to 2 good sized reception rooms (1 at the rear with triple glazed patio doors to the garden), fitted kitchen and a shower room / WC.

First floor - 4 bedrooms and a family bathroom / WC.

Second floor - double bedroom with plenty of eaves storage space.

Outside - the rear garden is south-east facing and approx. 37ft, with patio and lawn.

Local schools include Montpelier Primary, Ellen Wilkinson High, Holy Family Catholic School, Ada Lovelace CofE High, St Augustine's Priory and Notting Hill & Ealing High.

Transport links include **North Ealing & West Acton** stations with local shopping facilities and access to **Ealing Broadway** station with Elizabeth Line connection towards Central London and beyond & Ealing town centre.

Road connections: the A40 / Western Avenue, North Circular Road, A4, M4 and M40 motorways.





EPC Rating: D

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

Local authority: London Borough of Ealing

Parking: on-street parking and controlled parking zone (West Acton Zone Z)

Connected services and utilities: Gas supply: electricity supply: mains drainage: no broadband: no landline

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.

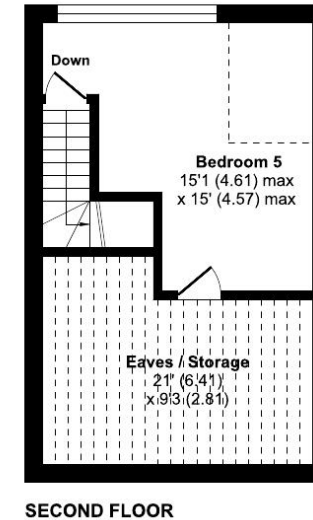
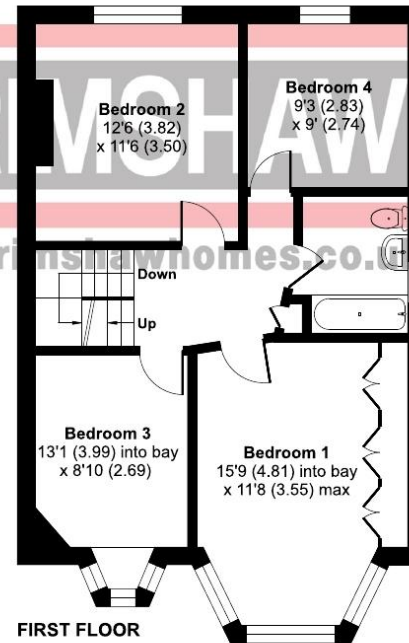
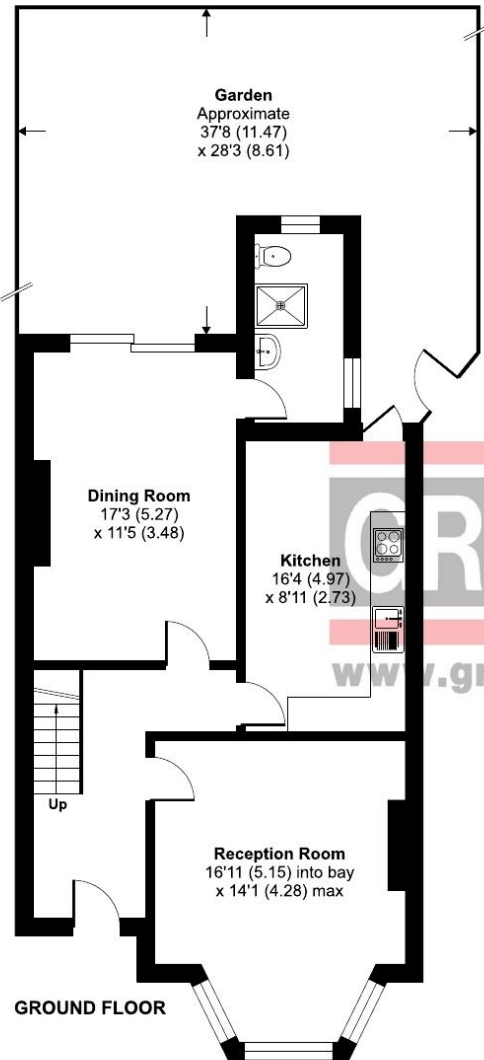


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Approximate Area = 1539 sq ft / 142.9 sq m
Including Limited Use Area(s) = 233 sq ft / 21.6 sq m
Total = 1772 sq ft / 164.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Grimshaw & Co. REF: 1503230



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12.08.2026 Ref: 10109