



**Meadvale Road, Ealing, London W5 1NR**  
**Price £875,000 Freehold - No Chain**

**An interesting 2 reception room, 3-bedroom end-of-terrace Edwardian property arranged over two floors with front and rear lawn gardens. Potential to extend (subject to the usual regulations).**

**Ground floor** - hallway, front reception room, rear reception room and fitted kitchen.

**First floor** - three bedrooms and a family shower room with separate WC

**Outside** - the rear lawn garden is approximately 50'7 x 22'11 (15.42m x 6.99m) with great views overlooking the Brentham Club grounds.

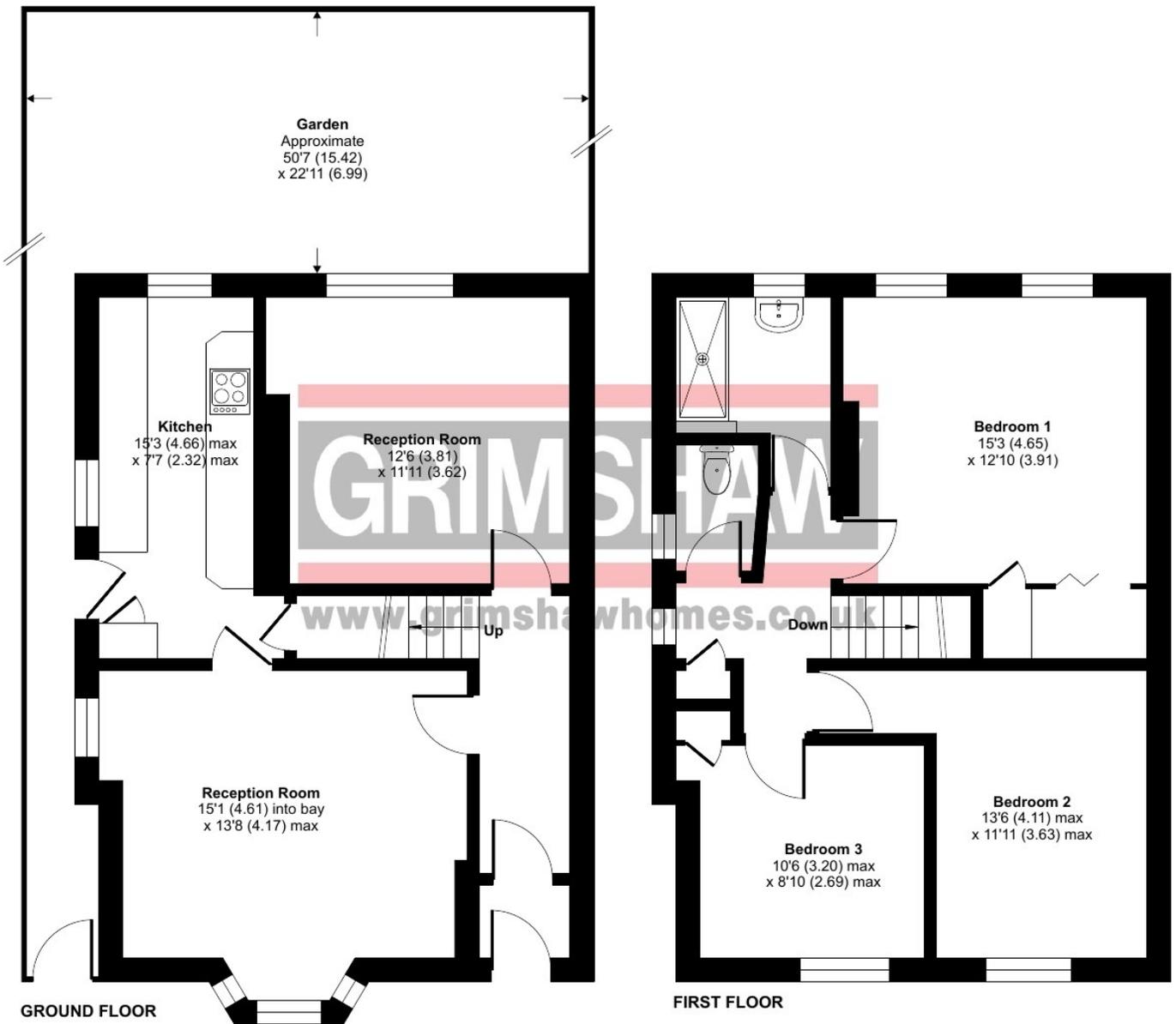
Situated on the favoured **Brentham Garden Estate** - a conservation area of some architectural interest. Within easy reach of **Pitshanger Lane Village** for local shops, bars and restaurants. With access to the lovely open spaces of Pitshanger & Cleveland parks and buses nearby to **Ealing Broadway** station with Elizabeth Link connection & town centre and the M4 & M40 motorways.

Well-placed for a number of local schools including St Benedict's, North Ealing Primary, St Augustine's Priory, Montpelier Primary, Ada Lovelace High, St Gregory's Primary and Notting Hill & Ealing High.

# Meadvale Road, London, W5

Approximate Area = 1054 sq ft / 97.9 sq m

For identification only - Not to scale







EPC Rating = E

Council tax band = F (£2,948.14 for 2025 / 2026)

Local authority: London Borough of Ealing

Parking: On street parking. No restrictions (no CPZ)

Accessibility: internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage: broadband connected: landline connected: gas central heating: loft boarded to a very basic level: communal alleyway to the side and rear

General information: we understand the kitchen knocked through into an externally accessed cupboard and a window inserted in the north gable in 1975. There is a damp patch due to a blocked downpipe which is in the process of being rectified.

Surface water : 'Medium' means between 1% and 3.3% 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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