

The Ridings, Ealing, London W5 3BT
Price £1,750,000 Freehold | No Chain | Cash buyers only

An extended detached double-fronted property (approx 3000 sq ft) on three floors with an east / west aspect and off-street parking.

Ground floor - reception hall, double reception room, dining room open-plan with the luxury kitchen, study / bedroom 7 with an en suite shower room, cloakroom and a utility room.

First floor - 5 bedrooms, luxury en suite bathroom, family shower room and an en suite luxury shower room.

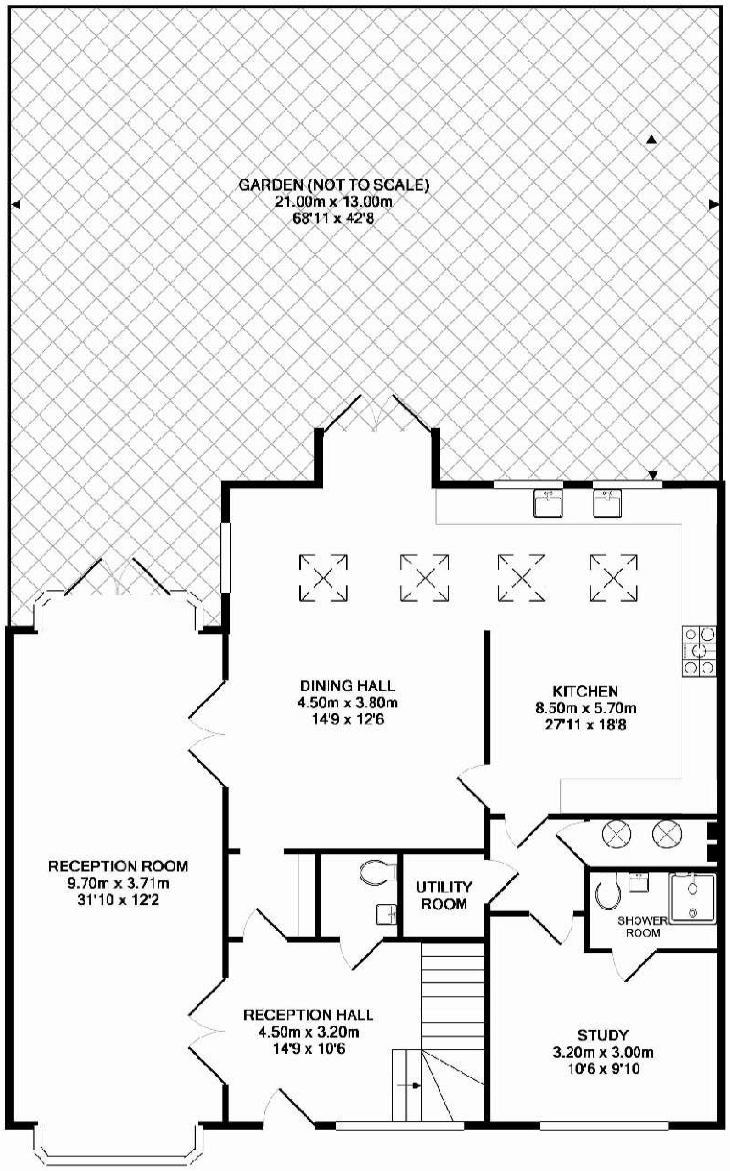
Second floor - bedroom with an en suite luxury shower room.

Outside - west-facing rear garden and off-street parking.

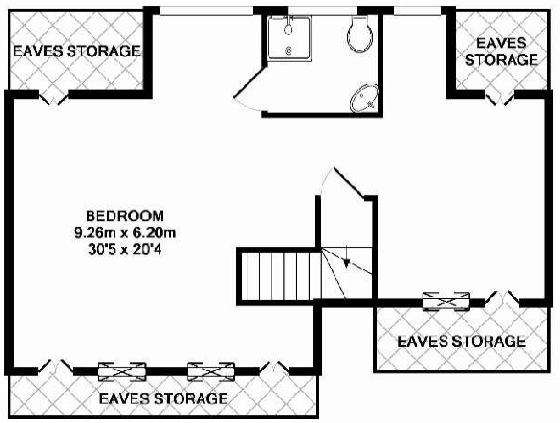
Situated in a favoured location, on the **Hanger Hill East (Haymills Estate)**, a conservation area. Close to local schools including Montpelier Primary, St Benedict's, Holy Family Catholic Primary, St Augustine's Priory and Ada Lovelace CofE High.

Good transport connections to Central London including **Park Royal**, **North Ealing**, **West Acton** and **Hanger Lane** stations all with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre.

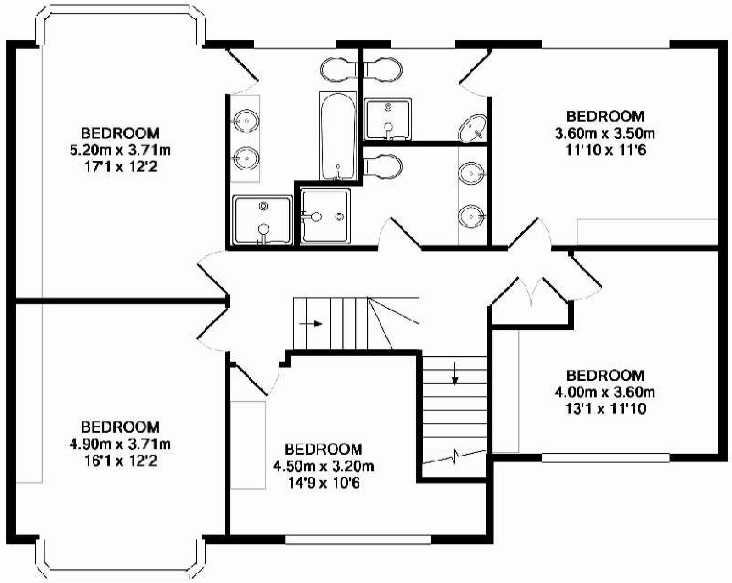
Road connections include A40/Western Avenue, A4 and the M4 / M40 motorways.



GROUND FLOOR
APPROX. FLOOR
AREA 130.0 SQ.M.
(1399 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 46.9 SQ.M.
(505 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 101.4 SQ.M.
(1092 SQ.FT.)

TOTAL APPROX. FLOOR AREA 276.3 SQ.M. (2995 SQ.FT.)

Made with Metropix ©2010















Please note that the photographs were taken previously – they are not current

EPC Rating = C

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

Local authority: London Borough of Ealing

Parking: Off-street parking at the front. Controlled parking zone (Hanger Hill Zone O)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (gas central heating and gas boiler): electricity supply: mains drainage: the ground floor has been extended and the loft converted

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

The above are all subject to confirmation

Cash buyers only

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 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 whether in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

05.11.2026 Ref: 10035

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

GRIMSHAW
www.grimshawhomes.co.uk