

Clarendon Road, Ealing, London W5 1AB

Price £935,000 Freehold - No Chain

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In a much sought-after Ealing W5 residential location (Greystoke Park Estate) - a 1930s, 3-bedroom semi-detached residence on two floors with period details, offering a desirable family home. Outside, is a large rear lawn garden of approx 135ft, front garden and a garage at the rear with shared drive. The property has been in the same family for over 50 years and offers potential to extend at the rear, convert the loft and refurbish to taste (subject to usual regulations).

Ground floor - entrance hall leads to 2 good sized reception rooms (the rear reception with a door to the garden) and fitted kitchen (also with access to the garden).

First floor - 3 bedrooms and a family bathroom with shower and a separate WC.

Outside - the large rear garden is mainly laid to lawn with some trees, shrubs and plants. The garage is at the rear with a shared drive.

Local schools include Montpelier and St Gregory's Primaries, St Augustine's Priory, Ada Lovelace CofE High, Notting Hill & Ealing High and St Benedict's.

Transport links include **Hanger Lane** station (with local shops) and also access (with buses on hand) to **Ealing Broadway** station with Elizabeth Line connection for central London and beyond. **Ealing Broadway** town centre has numerous shopping facilities, bars and restaurants. Hanger Hill Park is nearby (approx 150m). **Pitshanger Lane** has shopping facilities, bars and restaurants and the lovely open spaces of Pitshanger Park.

Road connections nearby for A406, A4, A40 and M4 & M40 motorways.



















EPC Rating: D

Council tax band: F (£3,088.98 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Garage at the rear with shared drive and CPZ: Hanger Hill Extension Zone O

Connected services and utilities: Electricity: mains gas (gas condenser boiler and gas heating): mains drainage: broadband connected: landline connected

Surface water: 'Very low' means less than 0.1% chance of a flood each year.

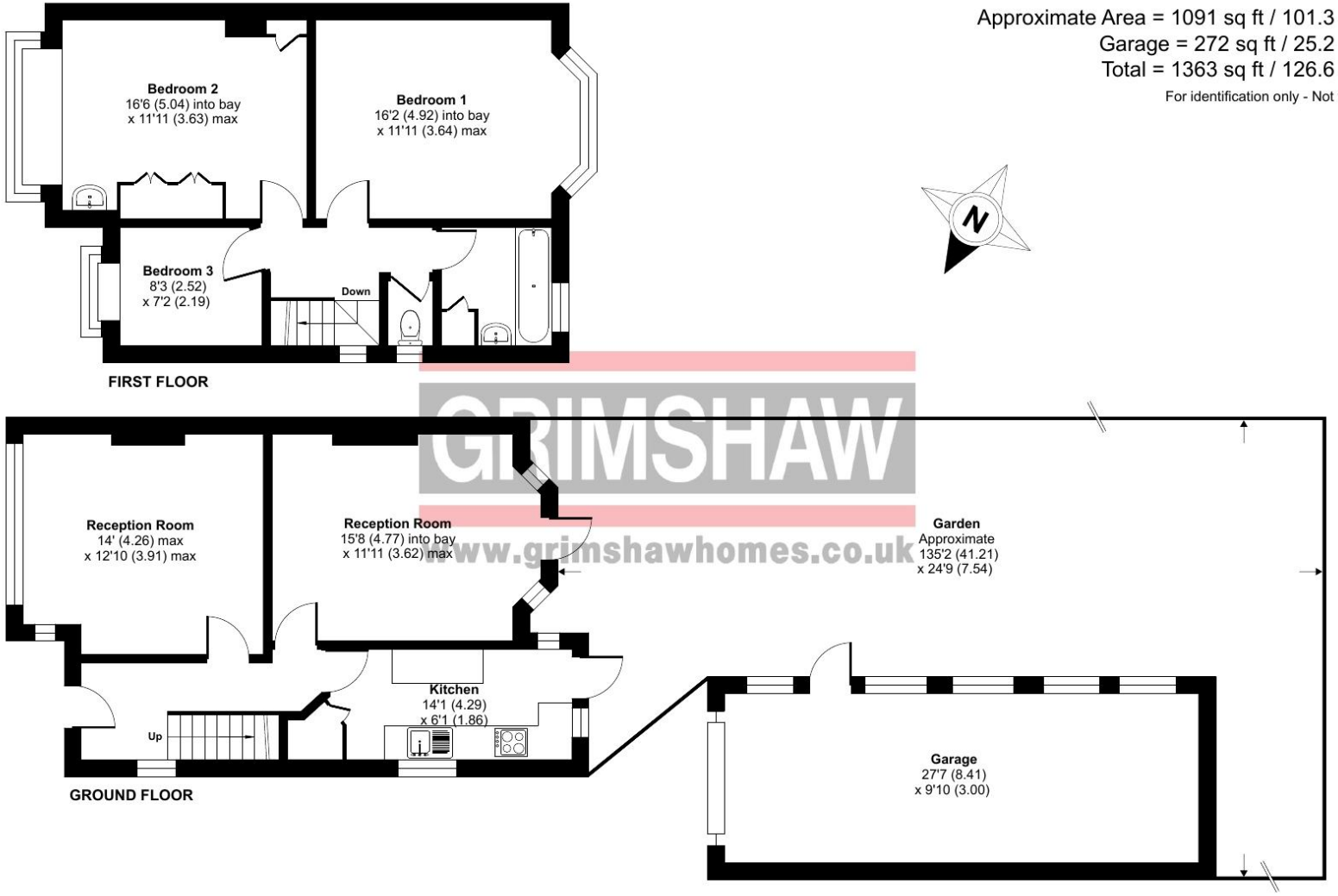
Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

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.

Clarendon Road, London, W5

Approximate Area = 1091 sq ft / 101.3 sq m
Garage = 272 sq ft / 25.2 sq m
Total = 1363 sq ft / 126.6 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Grimshaw & Co. REF: 1525167

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