

Location:

North Ealing tube station is 5 mins away at the end of the road for Piccadilly and District Lines, and Ealing Broadway is nearby for Elizabeth line, District and Central Lines. Easy access for the A40 and M4 for road communications, along with a host of bus routes on the Uxbridge road.

Key points:

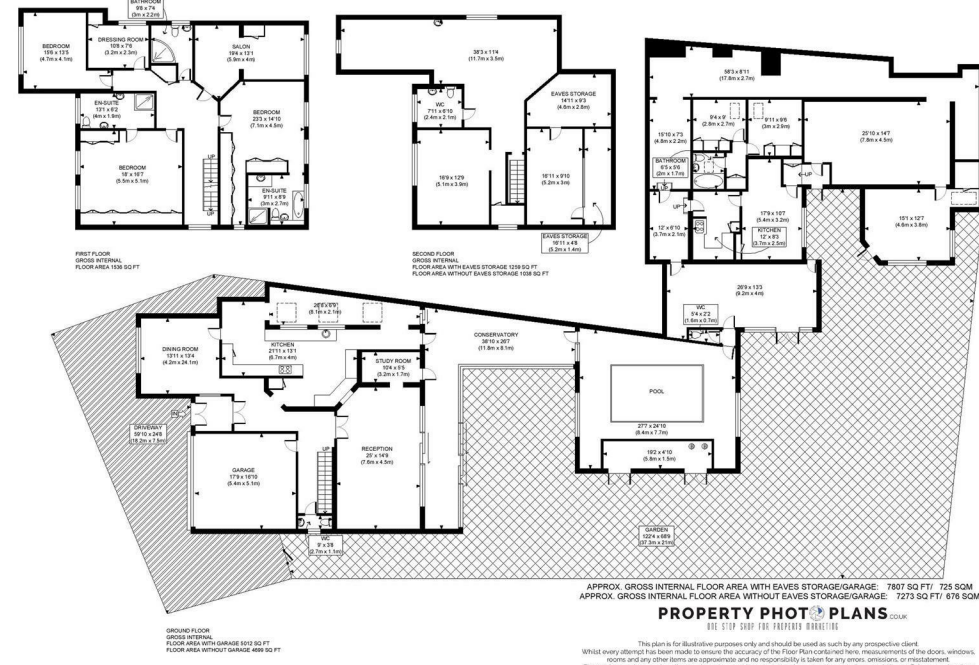
- Potential for Development or Change of Use
- 7,807 sqft of property
- Various outhouses, including swimming pool
- Large L Shaped plot
- Haymills Estate location
- Close to Ealing Broadway tube station

Do Better:

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020 8992 3600



Guide Price £1,750,000

Hanger Vale Lane, Ealing W5 3AS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

- 12 Reception Rooms
- 8 Bedrooms
- 7 Bathrooms



OVER 7,800 SQFT- GUIDE PRICE £1,750,000 - £2,000,000 - Grey Timbers is likely to be one of the most unique properties in Ealing. Built originally by the current family owners this property has been extensively extended over the years, with a series of additions to the property, and currently consists of over 7,800sqft of accommodation space. Located on a quiet cul-de-sac, this property is well located for Ealing Broadway for its transport links and conveniences, as well as North Ealing tube station nearby and the open spaces of Ealing Common. The property is on an L-Shaped plot and has at least 7 principal bedrooms to the main house, with three reception rooms, multiple bathrooms and an inset garage. A unique feature is the indoor swimming pool, which is in working order. This property we feel has multiple potential uses to a multitude of buyer types including family buyers, developers and potential changes of use, subject to all of the necessary consents.

The current owner says:

This property has been in the family for many years, and offers an unrivalled amount of space locally, giving it plenty of options to buyers.

What's better:

With over 7,800sqft of space, you will not find many properties in Ealing with such a large amount of space, on an L-shaped plot, so could attract residential buyers, as well as developers or other potential changes of use.

