



## Boileau Road, W5

A substantial four bedroom, semi-detached Edwardian home set over two floors in this favoured residential spot close to both Ealing Common and Ealing Broadway.

The home comes in excellent condition throughout and has undergone continuous improvements and extensions over recent years.

The home has a plentiful supply of period features and has been styled and developed with families in mind, and the high-quality design incorporates a lot of light and a sophisticated interior to ensure that it provides a great template for family life and entertaining.

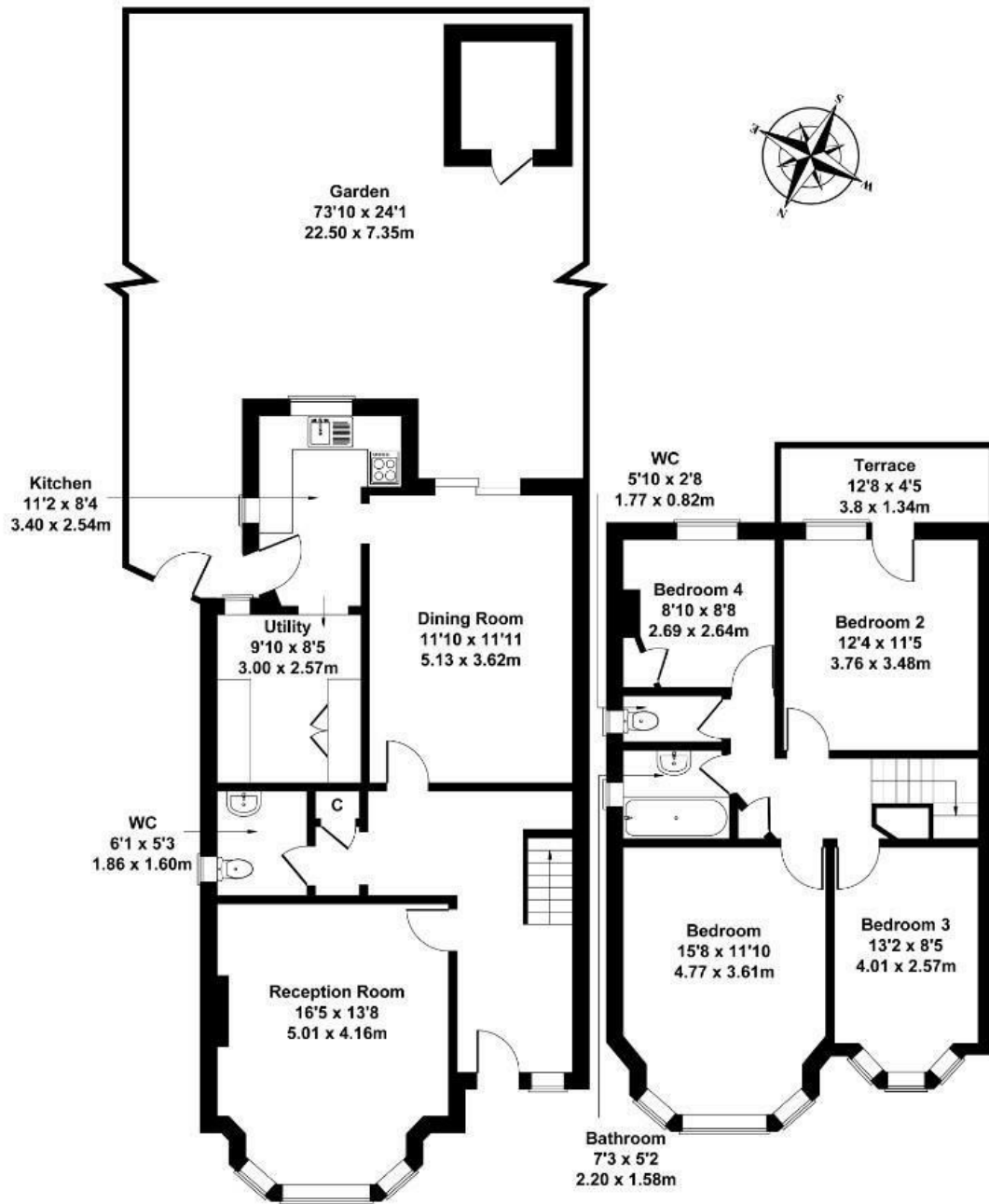
The property benefits from being semi-detached, has an 80-foot southerly facing garden and plenty of potential to enlarge the home by way of extending to rear and loft conversion.

£1,300,000

- Edwardian period home
- Four bedrooms
- Semi detached
- 80 foot south-facing garden
- Close to multiple transport links
- Beautiful period features throughout
- Balcony
- Potential to extend
- Ealing Broadway close by
- Utility room

# Boileau Road

Approximate Gross Internal Area  
1453 sq ft - 135 sq m  
(Excluding Outbuilding)



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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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	55	78
EU Directive 2002/91/EC		