



# Find a property in Ealing

## An essential guide

Lying to the west of Chiswick, Ealing is proud to offer a laid back, village feel to its residents whilst also providing a quick commute to the city. In the 1850s, Ealing was named the 'Queen of the Suburbs' and it still retains that title today.

### Why Ealing?

Boasting a vast amount of green open space, impressive architecture, excellent transport links and leading London schools, Ealing is a sought-after West London area for many professionals and families alike.

### House prices

Average price per square foot (in October 2014): **£600-800**  
Average 4 bed house: **£1m+**  
Average 2 bed converted flat: **£600,000+**

### Sub-localities

Pitshanger, Northfields, South Ealing, Ealing Common

### Schools

Ealing has a range of excellent state and independent schools. Here are a few of the best:

#### Primary state schools

**Montpelier Primary School** is a well established and highly successful primary school located in central Ealing. It has been rated Outstanding by Ofsted.

**Christ the Saviour C of E Primary School** is London's largest Church of England Primary School, located close to Ealing Broadway station. It ensures the very highest levels of academic achievement and has been rated Outstanding by Ofsted.

#### Independent Schools

**Durston House School** is an independent preparatory school for boys aged 4-13. It boasts academic excellence and enviable sports facilities. It is located on Castlebar Road, a short walk from Ealing Broadway station.

**Harvington Prep School** is an academic school that is proud of its moral and ethical values. It takes boys and girls in the Nursery and girls from the age of 4-11. It is located close to Durston House School on Castlebar Road.

#### Secondary Independent Schools

**Notting Hill & Ealing High School** is an independent day school for girls in Ealing and has a long tradition of academic excellence. The senior school is located close to Castlebar Hill,

whilst the Junior school, which takes girls from the age of 4-11, is located near to St. Stephen's Church.



**St Benedict's School** is a leading independent Catholic co-educational school. It takes boys and girls from the age of 3-18 and has a proud academic record. St Benedict's School is located on Eaton Rise, close to Ealing Abbey.

## Travel and Commuting

- Ealing is ideally placed for travelling into and out of Central London.
- **Central Line** runs from **Ealing Broadway to Oxford Circus** and beyond. **District Line** runs to **Earls Court** and beyond.
- **Ealing Broadway** is also a **National Rail station**. **Heathrow Connect** services run every 30 minutes from **Paddington to Heathrow Airport via Ealing Broadway** (journey time 25 minutes in total).
- Ealing provides its residents with a direct connection to **Heathrow Airport** and the **M25** via the **A40/M40** and **A4/M4**
- Head to **Transport for London** to get all the up to date London public transport information.



## Council Tax

Ealing is in the London Borough of Ealing. Council tax generally starts at around £900 for Band A and goes up to just above £2700 for Band H.

## Open Spaces

There is an abundance of green, open space in Ealing, which is one of its major draws for buyers from more central parts of London.

**Walpole Park** is located in the heart of **Ealing's Heritage Quarter**, behind **Pitzhanger Manor House**. It has recently been restored to its former Regency glory of its creator, **Sir John Soane**, through a Heritage Lottery Funded Project. It boasts a brand new children's playground and a newly restored fountain and **Rustic Bridge** on the **Serpentine Lake** as well as a new café. Every year during July, Walpole Park hosts the hugely popular **Ealing Jazz, Blues, Comedy and Beer Festivals**.

To the east of Ealing Broadway lies **Ealing Common**, a leafy green space, which provides a popular and peaceful spot for picnics and walks. Surrounded by some of Ealing's most impressive properties, it is particularly beautiful in the spring when the many horse chestnut trees are in bloom.

## Out & About

Ealing Broadway offers many high street shops, but it is now home to several new restaurants and cafés including **Harris + Hoole** an artisan coffee shop, **Limeyard**, serving traditional food from the Americas with a health conscious approach and **Angela Malik's Modern Asian Deli** situated along **The Green**.

To the **North is Pitzhanger Village**, which is a hidden gem in West London. With 'the lane' offering an array of independent coffee shops including **Oscars and Cinnamon**, **Hook & Cleaver**, a free-range and organic butchers, **Pitzhanger Village Bakery**, **Harrison's Deli** and the hugely inviting **Village Inn**, it is easy to understand why **Pitzhanger** is so popular with its Ealing residents.

## What the locals say

*"Ealing is full of gems – beautiful Walpole Park, Pitzhanger Manor and Gallery, St Barnabas Church, Questors Theatre."* @MumsnetEaling

*"Pitzhanger Lane's bookshop, greengrocer, fishmonger, butcher, cafes and charity shops."* @annielistening

*"For eating go to Charlotte's Place, Angela Malik's Modern Asian Deli, Kerbisher & Malt, Santa Maria, Paperback Coffee and the soon to be reopened Ealing Park Tavern!"* Hannah W13

*"Great primary schools, top quality local food shops, lots of great playgrounds."* Emma W13

*"We love Pitzhanger Park and its new café, blackberry picking around the allotments and for a longer walk and a spectacular view of London, Horsenden Hill."* James W5

*"There is a wonderful cheese and wine shop on Pitzhanger Lane, Yvon's Artisan Patisserie for the best French patisserie this side of Kensington and Rumbles for gift shopping."* Alison, Northfields

*"Head to the Fox pub for Sunday family afternoons, Clocktower and W7 Emporium for fab food, the Bunny Park for the zoo, over the other side of the canal for generally feeling like you're not in London. And, of course, the community as a whole makes Ealing such a friendly and welcoming area."* Rachel, Northfields

*"For the arts, we have Open Ealing, Questors, Pitzhanger Manor art exhibitions and great summer festivals (comedy, blues, jazz, beer and carnivals)."* Katharine, W13



## Something for the weekend

- Visit **Pitzhanger Manor House & Gallery**, a Grade I listed Manor House and one time country retreat of famous architect, Sir John Soane. Immerse yourself in the fine art exhibitions and transport yourself back to 1800s whilst admiring the architecture.
- Enjoy a professional production, or even get involved, at **Questors Theatre**, considered to be the largest amateur theatre in Europe, situated opposite Walpole Park.
- Head into the 'countryside' by taking a walk to **Horsenden Hill**, a nature conservation site that comprises of meadows, wetland and woodland habitat. Fly a kite or simply absorb the spectacular views of London and the home counties.
- Become a member of **Ealing Trailfinders** rugby club. From rugby rats to **Senior Amateurs**, **Ealing Trailfinders** is a great club to get into or back into the game of rugby.
- Pick up your racquet and head to **Lammas Park** or **Pitzhanger Park** to the **Will to Win** tennis courts and afterwards soak up the sun on the terrace of the popular, long awaited café in Pitzhanger Park.
- Take a walk along **The Grand Union Canal** to see the **Hanwell Flight of Locks**, a uniquely scenic sight on West London's doorstep, which has been designated a Scheduled Ancient Monument by English Heritage.

## What the locals say cont.

*"Go to Harrison's deli on Pitshanger Lane for the most amazing Scotch eggs! And awesome service..."*

Kirsten W5

*"Blackberry picking in Fox Wood; a small wood just a stone's throw from A406 and A40 intersection, but it feels like it's miles for anywhere."*

Martin W5

*"Pitshanger for the park which has plenty to do or a nice stroll, it also has interesting little shops and plenty of coffee shops."*

Sharon W5

*"For good coffee: Paperback, The Fields, Electric and Artisan. Good food shops: Hook and Cleaver Butchers, Poisson Fishmongers, Cheddar Deli and The Lord Nelson for great food, drinks and events."*

Richie W13

*"We are so blessed to be at one end of Pitshanger Lane – a friendly and supportive village. We love The Village Inn, a great local pub, The lovely Duke of Kent provides mulled wine at xmas fairs, Innovation Dance will dance at our next fair. Our harvest displays were donated by Harrison's Deli and the bakery and our Xmas tree from the greengrocer!"*

@Barnabites

## Coming soon...

Crossrail will, for the first time, deliver a direct connection between all of London's main employment centres; linking Heathrow with Paddington, the West End, the City and Canary Warf. The western section of the Crossrail route will bring with it new stations at West Ealing and a major renovation of Ealing Broadway station. The journey time from Ealing Broadway to Liverpool Street will be cut to just eighteen minutes. As a result, Ealing is, without a doubt, a property hotspot. But don't wait; now is the time to buy.



If you would like to find out how **No Place Like Home** can assist with your Ealing property search, please visit [www.nplhome.co.uk](http://www.nplhome.co.uk) or call Harriet Rowlands on +44 (0) 782 532 1564 to discuss your property search requirements.