



**Woodbury Court, Woodbury Park Road, Ealing, London W13 8DB**  
**Price: £369,950 Leasehold - No Chain**

**A spacious 1-bedroom lower ground-floor flat within this detached period property, maintained communal grounds and off-street parking for residents'.**

The property comprises private hall with a deep walk-in storage cupboard, double bedroom, modern bath / shower room, approx 18ft reception room and a fitted kitchen / dining room.



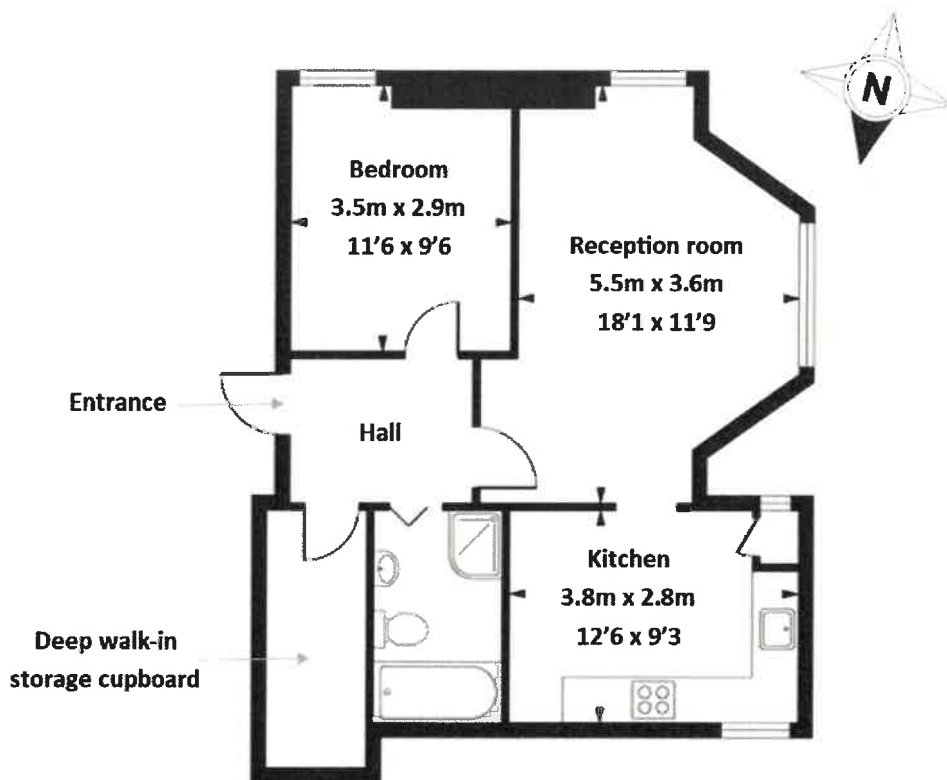
Total approx floor area 54.4 sq m / 585 sq ft

Situated on the edge of Pitshanger Village, just a few steps down from North Ealing Primary and approximately 5 minutes from the lovely open space of Pitshanger park.

Approximately 6 minutes from Pitshanger Lane with local shopping facilities, bars and restaurants.

Buses are on hand (approximately 1 minute away) towards **Ealing Broadway** station with Elizabeth Line connection & town centre and the A4, A40, M4 & M40 motorways.





**Woodbury Court**  
**Lower Ground Floor Flat**  
**TOTAL APPROX. FLOOR AREA**  
**54.4 sq m / 585 sq ft**

Measurements are approximate. Not to scale.  
 Illustrative purposes only.

Lease: 130 years from 1st January 1981 (subject to confirmation)  
 Service charge: £850 per annum (subject to confirmation)  
 Ground rent: £10 per annum (subject to confirmation)  
 EPC Rating = D  
 Council tax band = F (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.**

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 any item shown therein is included with the property. Where double-glazing is mentioned, 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 whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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

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