



**Marcourt Lawns, Hillcrest Road, Ealing, London W5 1HN
Price £750,000 Leasehold**

Refurbished and redesigned throughout - a good sized 3-bedroom first-floor purpose-built flat with passenger lift, maintained communal gardens and a covered balcony with views over the lovely Hanger Hill Park.

The property comprises hall, large reception room open-plan with kitchen area, cloakroom, 3 bedrooms and a shower room.

There is a passenger lift with wheelchair access, maintained communal gardens, storage area, direct access to the park through a private gate and a parking space.

Located on the first-floor of this prestigious block and alongside Hanger Hill Park with lovely views. Access to **Hanger Lane** station and **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for local schools including Montpelier Primary, St Benedict's, St Augustine's Priory, St Gregory's Primary, The Japanese School, Ada Lovelace CofE High, Holy Family Catholic Primary, Twyford CofE High and Ellen Wilkinson High.

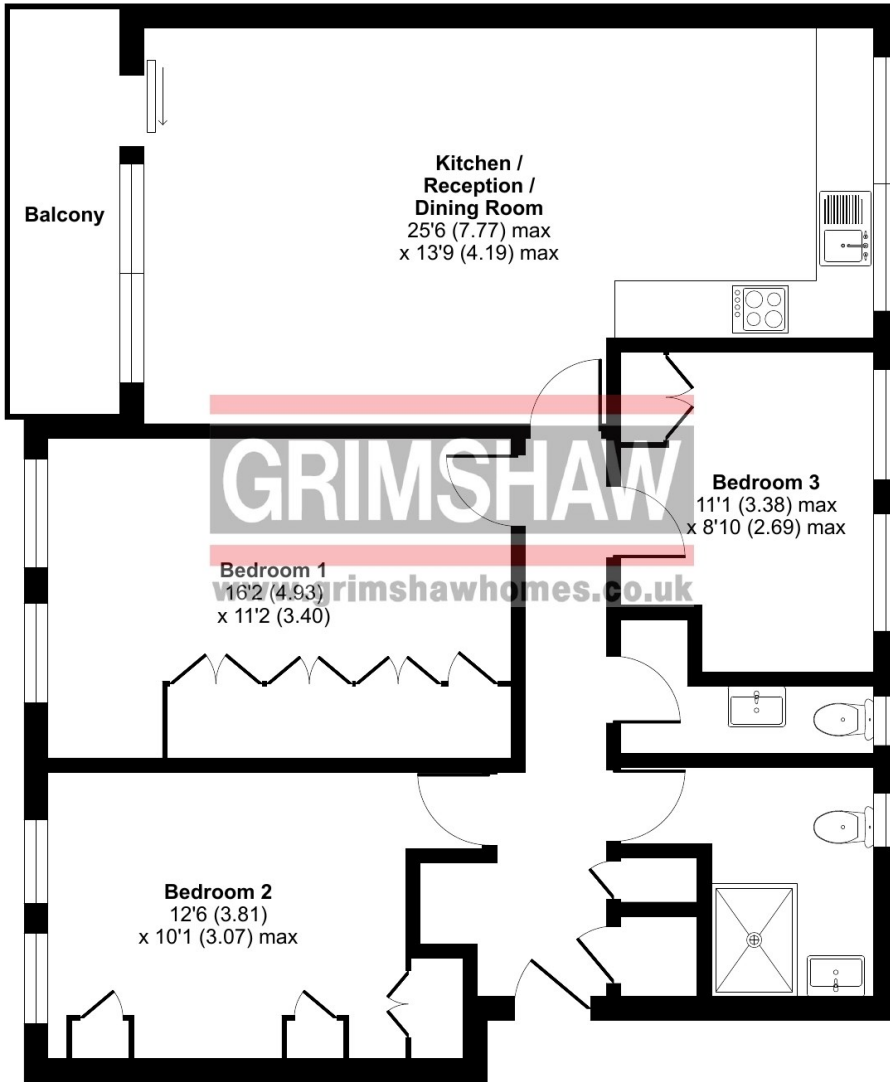




Hillcrest Road, London, W5

Approximate Area = 959 sq ft / 89.1 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Grimshaw & Co. REF: 1083690



Lease 156 years (subject to confirmation)
Service Charge: £1,600 per annum (subject to confirmation)
Ground Rent: £50 per annum (subject to confirmation)
EPC Rating = C
Council tax band = E (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.

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