



Audley Court, Audley Road, Ealing, London W5 3EU
Rental: £2,200 per calendar month part-furnished

Situated on the favoured **Hanger Hill East (Haymills Estate)** a conservation area, with access to **Park Royal, North Ealing, West Acton & Hanger Lane** stations and local shopping facilities. Buses towards **Ealing Broadway** station with forthcoming Crossrail link (Elizabeth Line) connection & town centre with numerous shops, bars and restaurants. Road connections for the A4 and the M4/M40 motorways. Also in the area for a number of local schools including St Augustine's Priory, Montpelier Primary, St Benedict's, Notting Hill & Ealing High and Ada Lovelace High.

A spacious bright & airy first-floor 2-bedroom flat in this exclusive block offered with the benefit of a spacious triple aspect reception room, communal gardens and off-street parking.

The accommodation comprises hall with entry phone system, triple aspect reception room, fitted kitchen, 2 bedrooms, family bathroom and shower room.

There are maintained communal lawn gardens and off-street parking.





AWAITING EPC AND FLOOR PLAN



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.

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

