



Anne Mount, Madeley Road, Ealing, London W5 2LU Price £800,000 Share in Freehold

Approximately 0.4 miles / 5 minutes' short walk from Ealing Broadway - a well-presented and unusually spacious 2 double bedroom purpose-built first-floor flat with a balcony and a garage.

The property comprises entrance hall, double reception room (full width of the property) with double doors to the balcony, fitted kitchen, 2 double bedrooms and 2 shower rooms.

Outside there are communal lawn gardens and a garage in a separate block.

Conveniently situated for **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shops, bars and restaurants as well as **North Ealing** station with local shopping facilities. With easy access to the A4, A406 and M4 & M40 motorways. Well-placed for a number of local schools including Montpelier Primary, St Benedict's, Ellen Wilkinson High, Christ the Saviour CofE Primary, Ada Lovelace CofE High, Holy Family Catholic Primary and Twyford CofE High.



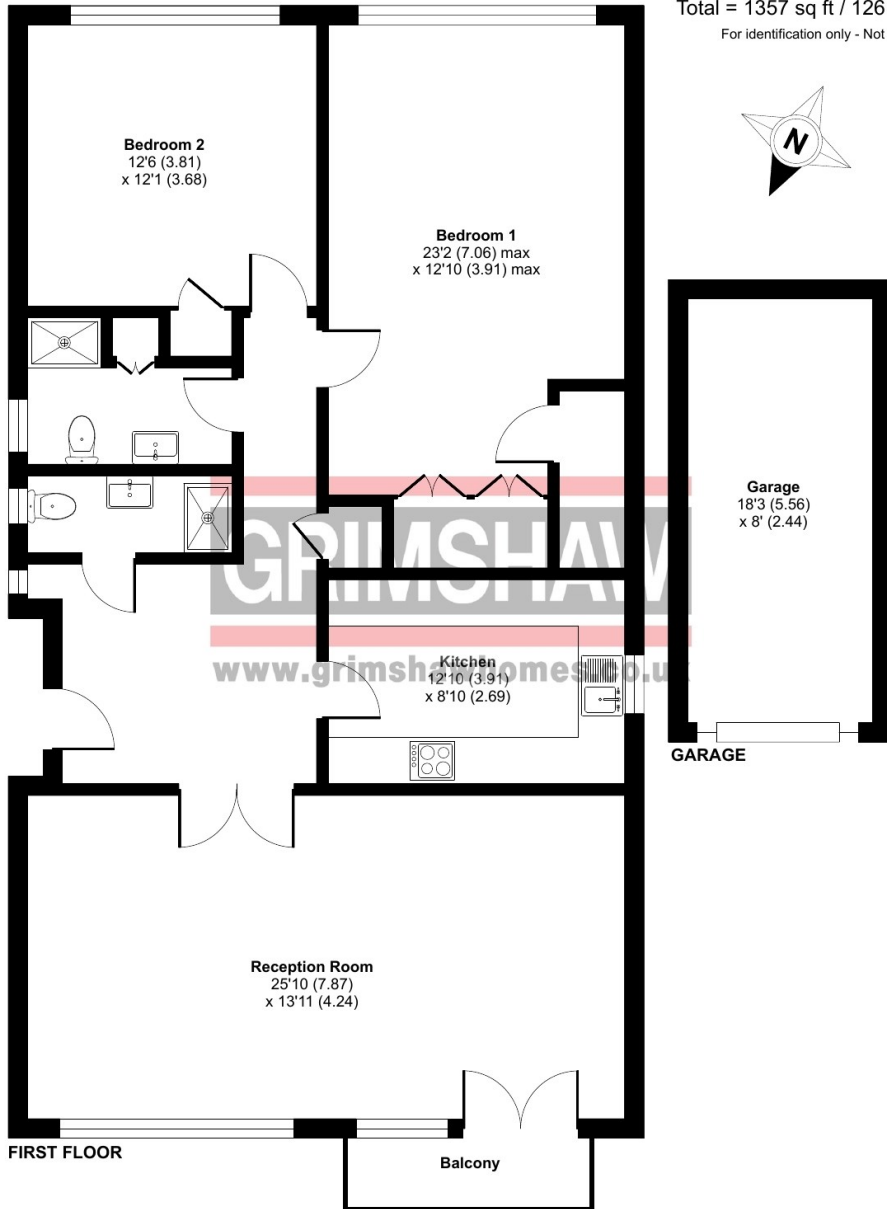
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Approximate Area = 1210 sq ft / 112.4 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1357 sq ft / 126 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Grimshaw & Co. REF: 1120204

Service charge: £200 per calendar month (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.

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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