



Hanger Court, Hanger Green, Ealing, London W5 3ER Price £565,000 Share in Freehold - No Chain

A top floor 3-bedroom penthouse with large roof terrace, garage in nearby block and a parking space.

The property comprises entrance hall, reception room, fitted kitchen open-plan with utility area, 3 bedrooms and a bathroom.

Outside there are maintained communal gardens, garage in nearby block and a parking space.

Conveniently situated within a short walk of **Park Royal** station with local shopping facilities and close to **Hanger Lane** station also with local shops, the A40 / Western Avenue and the North Circular Road. With buses on hand to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections to the M4 & M40 motorways. Well-placed for a number of local schools including Holy Family Catholic Primary, Ada Lovelace CofE High, West Twyford Primary, Ellen Wilkinson High, West Acton Primary and Twyford CofE High.





AWAITING FLOOR PLAN



Lease: 990 years (subject to confirmation)
Service Charge: £3,327.40 per annum (subject to confirmation)
Ground Rent: Nil (subject to confirmation)

EPC Rating = D
Council tax band = D (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