



Meadway Court, The Ridings, Ealing, London W5 3EX
Price: £545,000 Leasehold - No Chain

An attractive, well-presented, light & airy 3-bedroom first-floor purpose-built apartment with rear views over communal garden and a garage.

The accommodation comprises entrance hall, reception room, fitted kitchen, 3 bedrooms (2 with access to balconies) and a family bathroom with a separate WC.

There are beautiful maintained communal lawned gardens.

Situated on the **Hanger Hill East (Haymills Estate)** a conservation area. Well-placed for transport facilities for **Hanger Lane, Park Royal, North Ealing** and **West Acton** stations with local shopping facilities and also **Ealing Broadway** station with Elizabeth Line connection & town centre.

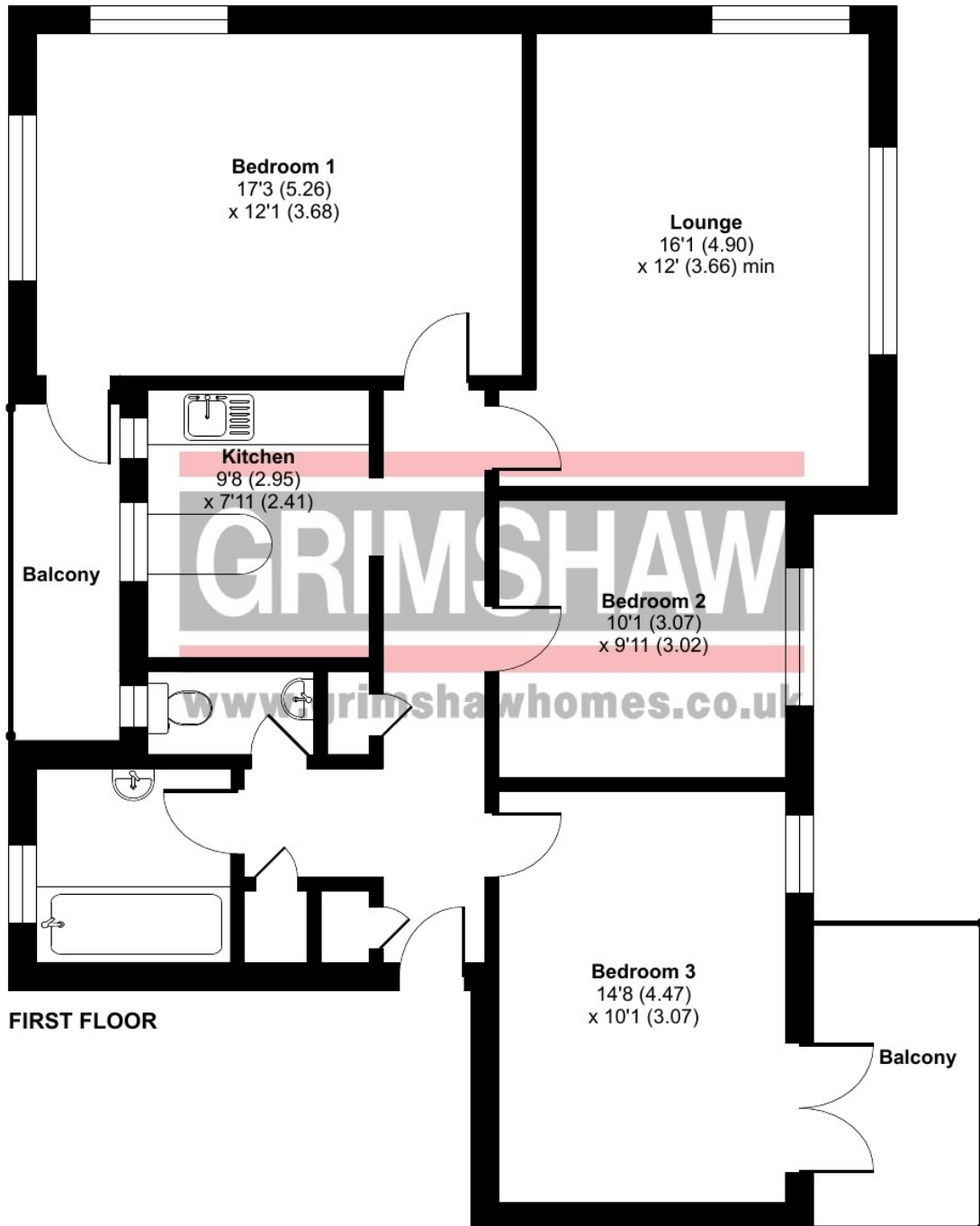
Road connections for A4 and the M4 & M40 motorways.

Well-placed for a number of local schools including Montpelier and St Gregory's Primaries, St Augustine's Priory, St Benedict's, Notting Hill & Ealing High, The Japanese School and Ellen Wilkinson High.

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Approximate Area = 986 sq ft / 91.5 sq m

For identification only - Not to scale







Lease with Share in Management: currently 73 years and we understand the lease can be extended by the new owner to 999 years (details available from agent)

Service charge: £175 per calendar month

Ground rent: £50 per annum

EPC Rating = D

Council tax band = E Total amount 2024/2025 £2,381.31

Local authority: London Borough of Ealing

Parking: Garage. Controlled parking zone Hanger Hill Zone O

Accessibility: Communal staircase

Connected services and utilities: Electricity: (boiler and radiator heating): mains drainage:

Surface water : 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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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