



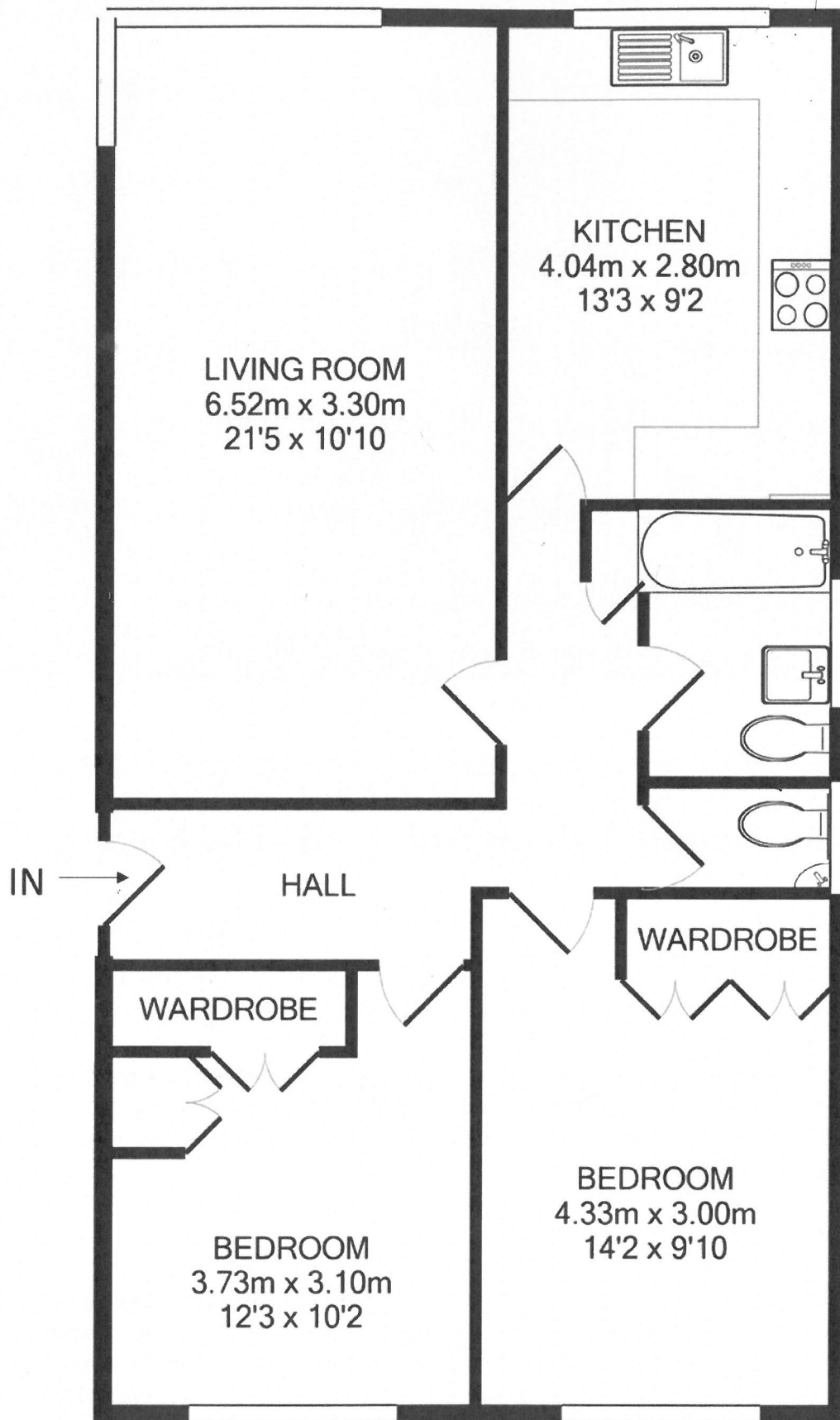
Garrick Close, Ealing, London W5 1AT
Price £410,000 Leasehold - No Chain

A modernised well-presented 2-bedroom purpose-built second-floor (top) flat with good westerly views towards Hanger Hill Park.

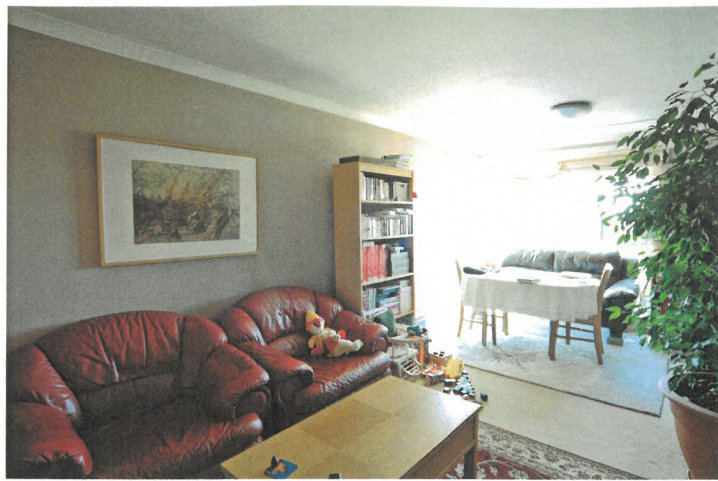
The property comprises a good-sized living / dining room with open views towards Hanger Hill Park, 2 double bedrooms with fitted wardrobes, modern kitchen, 3-piece family bathroom, separate guest cloakroom and a spacious entrance hall with built-in storage. Outside are maintained communal gardens and residents' parking.

The open spaces of Hanger Hill park are nearby.

Conveniently situated within a short walk of **Park Royal** station with local shopping facilities and close to **Hanger Lane** station also with local shops. Transport links include 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.



Total Approx. Floor Area 72.8 Sq.M. (784 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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(Photographs taken previously)

Extended lease: 150 years remaining

Service charge: £173.89 per calendar month

Ground rent: None

EPC Rating = C

Council tax band = D Total amount 2024/2025 £1,948.34

Local authority: London Borough of Ealing

Parking: Residents parking.

Accessibility: Stairs

Connected services and utilities: Electricity: mains gas (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.

11.03.2025 Ref: 9933

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

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