



Junction Road, Ealing, London W5 4XL
Price £370,000 Leasehold - No Chain

A 1-bedroom maisonette with potential to rearrange to 2-bedrooms, located on the ground floor of this purpose-built terraced property with picture rails and wood floors. With rear decked garden which extends to approx 40ft and rear access.

The entrance hall leads to a reception room at the front, a bedroom, fitted kitchen with a door to the rear garden, lounge and a bathroom.

There is a decked rear garden which extends to approx 40ft with rear access. The front garden is shared with the first floor flat.

Conveniently situated approximately 0.4 miles from **Northfields** station with local shopping facilities and access to **Ealing Broadway** station with Elizabeth Line connection & town centre. The lovely open spaces of Blondin nature reserve and Gunnersbury parks are nearby.

Road connections for A4 and M4 & M40 motorways.

Well-placed for local schools including Fielding Primary, Ealing Fields High, Little Ealing Primary, Elthorne Park High, Mount Carmel Catholic Primary and Ark Acton Academy.



Junction Road, London, W5

Approximate Area = 673 sq ft / 62.5 sq m

For identification only - Not to scale



Garden
Extends to
40'6 (12.34)
x 12'4 (3.75)

Utility

Kitchen
10'8 (3.25) max
x 10'6 (3.19) max

Lounge
17'11 (5.46)
x 10'11 (3.33)

Bedroom
12'5 (3.78)
x 11' (3.36)

Reception Room
12'2 (3.70)
x 11'1 (3.37)

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Grimshaw & Co. REF: 1277607



We understand there are mould / damp issues

EPC Rating = F

Lease = 100 years

Ground rent = £20 per annum (£10 payable every 6 months)

Service charge = as and when required

Council tax band = C (£1,814.24 for 2025/2026)

Local authority: London Borough of Ealing

Parking: On road parking. Controlled Parking Zone Little Ealing Zone RR

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.

24.04.2025

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