



Audley Court, Audley Road, Ealing, London W5 3EU **Price £625,000 Leasehold - No Chain**

A ground-floor, 2-bedroom purpose-built flat with approximately 731 sq ft of accommodation in this sought-after location. With 2 bedrooms, 17ft reception room, fitted kitchen and a family bathroom. The property has a garage.

Situated in a favoured location, non the **Hanger Hill East (Haymills Estate)** a conservation area.

With good transport connections including **Park Royal, North Ealing, West Acton** and **Hanger Lane** stations all with local shopping facilities as well as **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shops, bars and restaurants.

Road connections include A40 / Western Avenue, A4 and the M4 / M40 motorways.

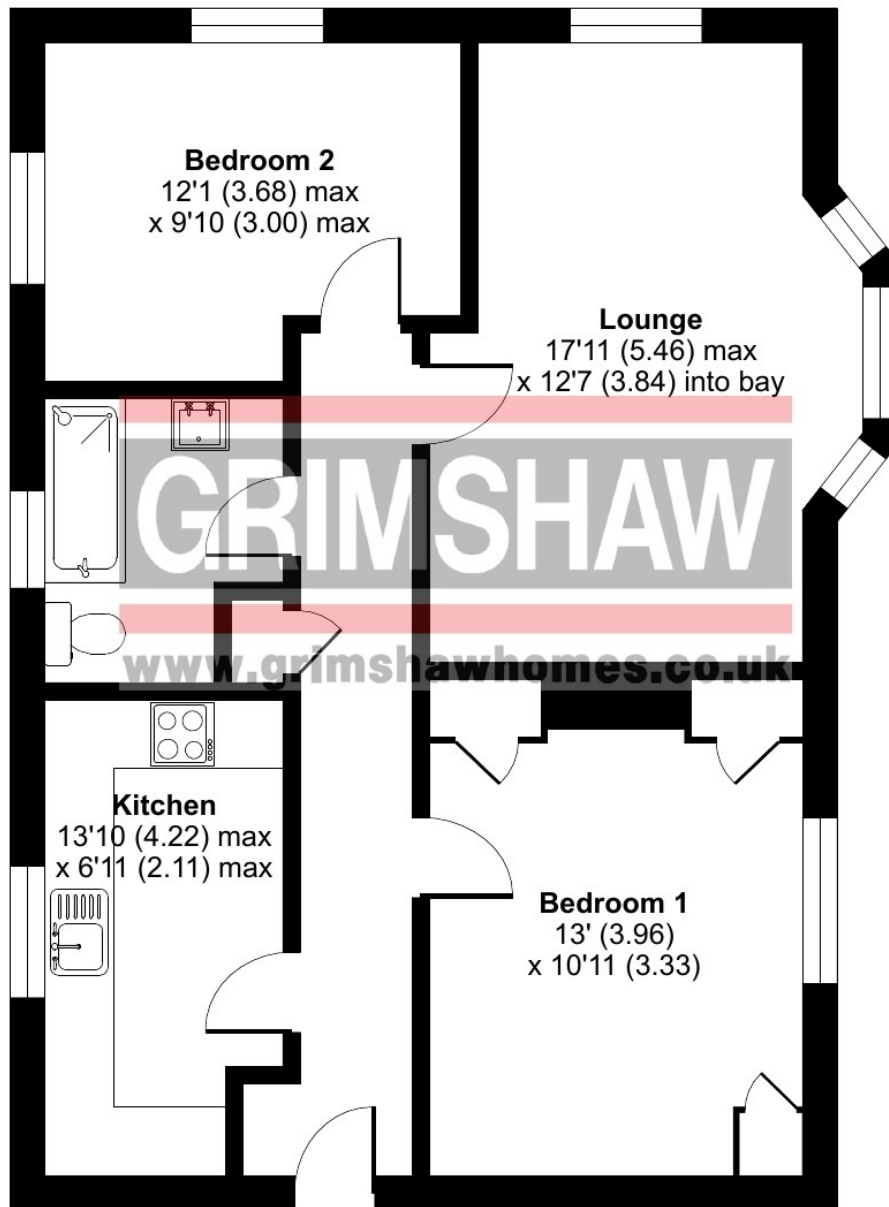
Audley Court, Audley Road, London, W5

Approximate Area = 731 sq ft / 68 sq m

For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025.
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EPC Rating = C

Council tax band = E £2,494.57 (for 2025/2026)

Local authority: London Borough of Ealing

Conservation area: Haymills Estate

Parking: Garage: Controlled Parking Zone Hanger Lane O

Accessibility: Ground-floor flat

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

Lease: 964 years remaining

Service charge: £2,720 per annum

Ground rent: £0

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.

31.07.2025 Ref: 10000

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