



Churchill Court, Ashbourne Road, Ealing, London W5 3DL **Price £250,000 Leasehold - No Chain**

A well-presented ground-floor studio flat within this purpose-built building with the benefit of a parking space.

The entrance hall leads to the reception room / bedroom with parquet wood block floor open-plan to the fitted kitchen and there is a separate shower room.

Outside are communal grounds and an off-street parking space.

Situated in a favoured location, on 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.

Ashbourne Road, London, W5

Approximate Area = 309 sq ft / 28.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grimshaw & Co. REF: 1320936





EPC Rating = D

Council tax band = B (£1,587.47 for 2025/2026)

Local authority: London Borough of Ealing

Parking: Off-street parking and CPZ area Hanger Hill zone O

Accessibility: 3 steps into the building

Connected services and utilities: Electricity: mains gas (electric boiler and electric 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.

We understand the property was built in 1984, the 99 years lease will be granted on completion, service charge of £178 per calendar month and ground rent of £2.50 per annum.

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.

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