



Minster Court, Hillcrest Road, Ealing W5 1HH

Price £885,000 Share in Freehold

Refurbished throughout by the current owners - a lovely spacious 3-bedroom first-floor flat in this prestigious block with panoramic views and with the benefit of twin passenger lifts, caretaker, gated entry and a west-facing balcony overlooking the beautiful maintained landscaped gardens.

The entrance hall leads to an L-shaped reception room with access to the balcony, cloakroom, fitted kitchen, 3 bedrooms and a bathroom.

Outside are the beautiful maintained landscaped gardens with a heated swimming pool, underground car parking space and an additional space for a second car.

We understand fully refurbished including replacement double-glazed windows and doors, new electrics and plumbing, floors, kitchen, bathroom and built-in cupboards / wardrobes.

Situated in a premier residential location, on the crest of Hanger Hill, close to the beautiful **Hanger Hill Park** with access to **Hanger Lane** and **Park Royal** stations and buses on hand to **Ealing Broadway** (Elizabeth line) and town centre.

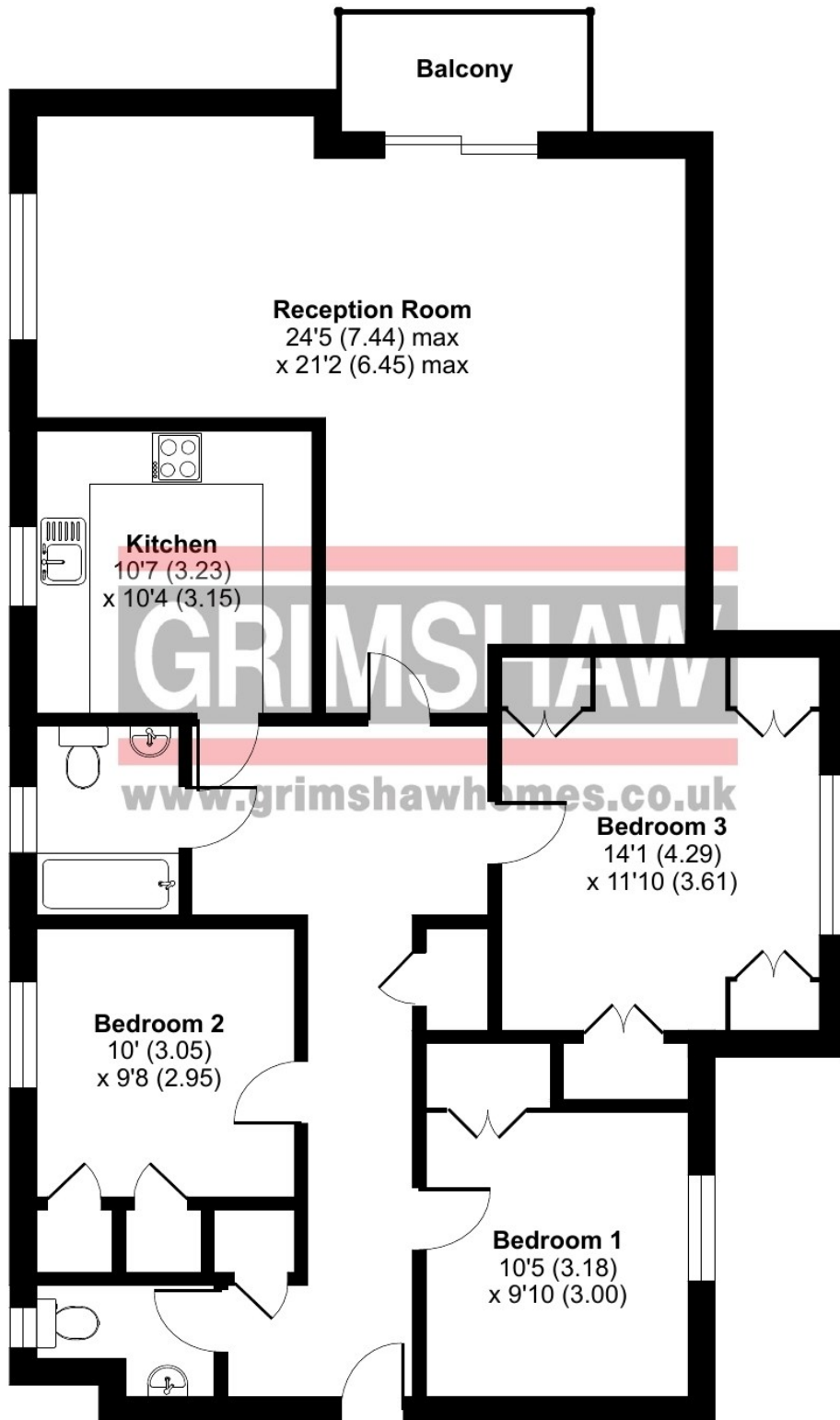
Road links include A406/A40/M40 motorway. Local schools include St Augustine's Priory, St Gregory's Primary and Montpelier Primary.



Hillcrest Road, London, W5

Approximate Area = 1214 sq ft / 112.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Grimshaw & Co. REF: 1324203



EPC Rating = D

Lease = 999 years from 1st September 1989

Service charge = £5,334 per annum

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

Local authority: London Borough of Ealing

Parking: Hillcrest Road is in CPZ Ealing Broadway Zone W

Accessibility: Twin passenger lifts: optional staircase

Connected services and utilities: Gas supply: electricity supply: Vaillant gas boiler and radiator heating:
Broadband connected: landline (not currently connected)

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.

20.08.2025 Ref: 9996

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