



**Osborne Court, Park View Road, Ealing, London W5 2JE
Price £425,000 Share in Freehold - No Chain**

A 2-bedroom first-floor purpose-built flat in a desirable Ealing location with maintained communal garden and a garage nearby.

The entrance hall leads to an open reception room which overlooks Park View Road. There is a kitchen providing plenty of storage, 2 bedrooms and a bathroom.

Residents benefit from beautiful maintained communal gardens and there is a garage nearby.

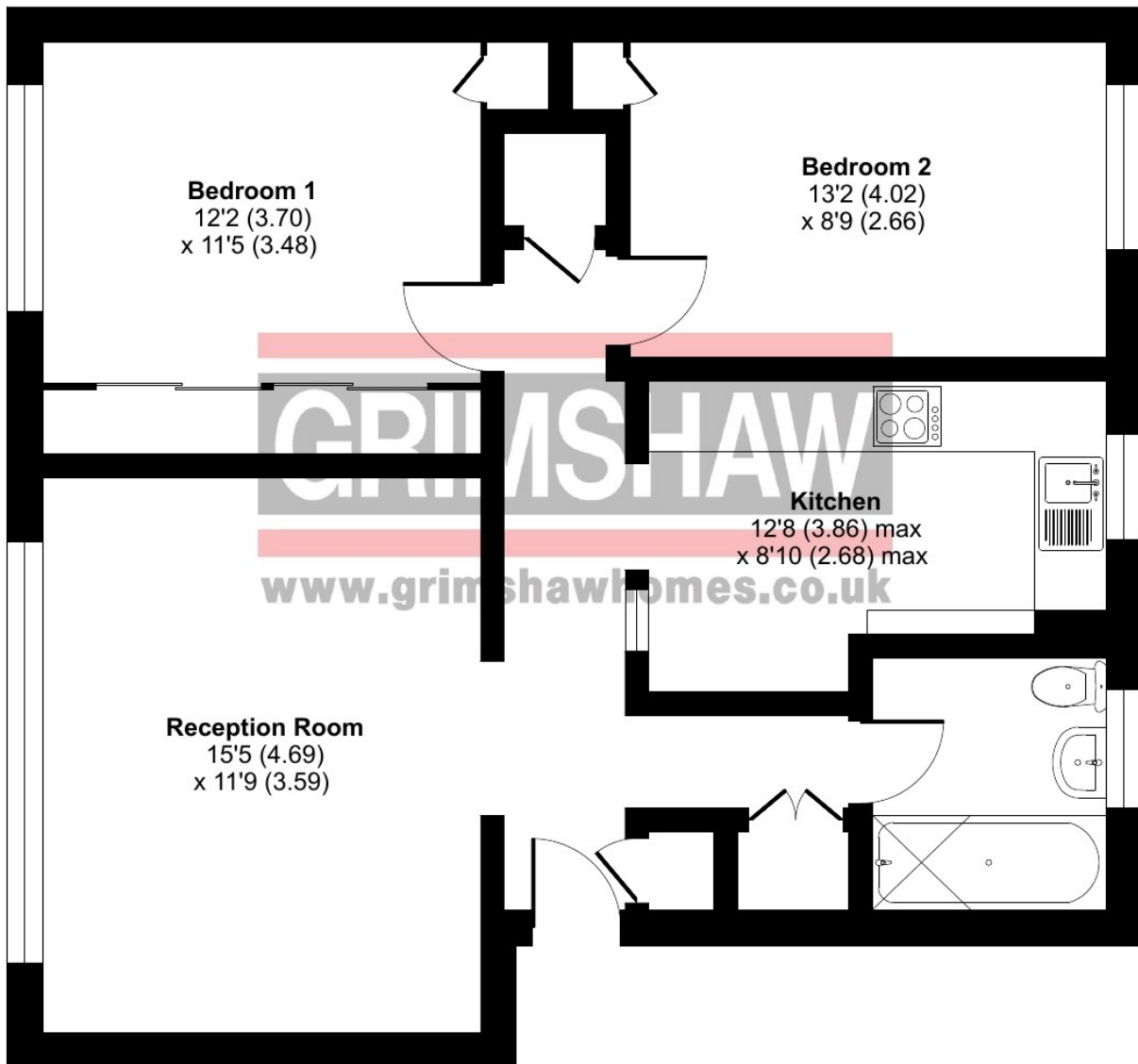
Ideally located and moments from the lovely open space of Hanger Hill Park, approximately 10 minutes walk / 0.4 miles to **Hanger Lane** station for Central Line and with local shopping facilities, 13 minutes to **Ealing Broadway** station for Central Line, District Line and Elizabeth Line connection towards Central London and 18 minutes for both **North Ealing** and **Park Royal** stations for the Piccadilly Line.

Well placed for a number of local schools including Montpelier Primary, St Benedict's, St Augustine's Priory, Ada Lovelace CofE High and Ellen Wilkinson High.

Osborne Court, Park View Road, London, W5

Approximate Area = 750 sq ft / 69.6 sq m

For identification only - Not to scale



FIRST FLOOR





EPC = D

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

Service charge: £2,400 per annum

General information: maintained communal lawn gardens

Local authority: London Borough of Ealing

Parking: Garage and CPZ: Ealing Broadway Extension Zone W

Accessibility: Communal staircase

Connected services and utilities: Gas supply: electricity supply: 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.

(photographs supplied by vendor)

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.

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

