



Haymills Court, Hanger Green, Ealing, London W5 3EW
Price: Offers in Excess of £375,000 Leasehold

**Conveniently situated for local shopping and transport facilities to Central London -
a well-presented 2-bedroom apartment on the top floor of this
purpose-built block with security gate entrance.
We understand parking is available on the street via the local permit scheme.**

The property has a reception room, fitted kitchen, 2 bedrooms and a bathroom with WC.

Access to **Park Royal** and **Hanger Lane** stations with local shopping facilities and to **Ealing Broadway** station with Elizabeth Line connection with numerous shopping facilities, bars and restaurants.

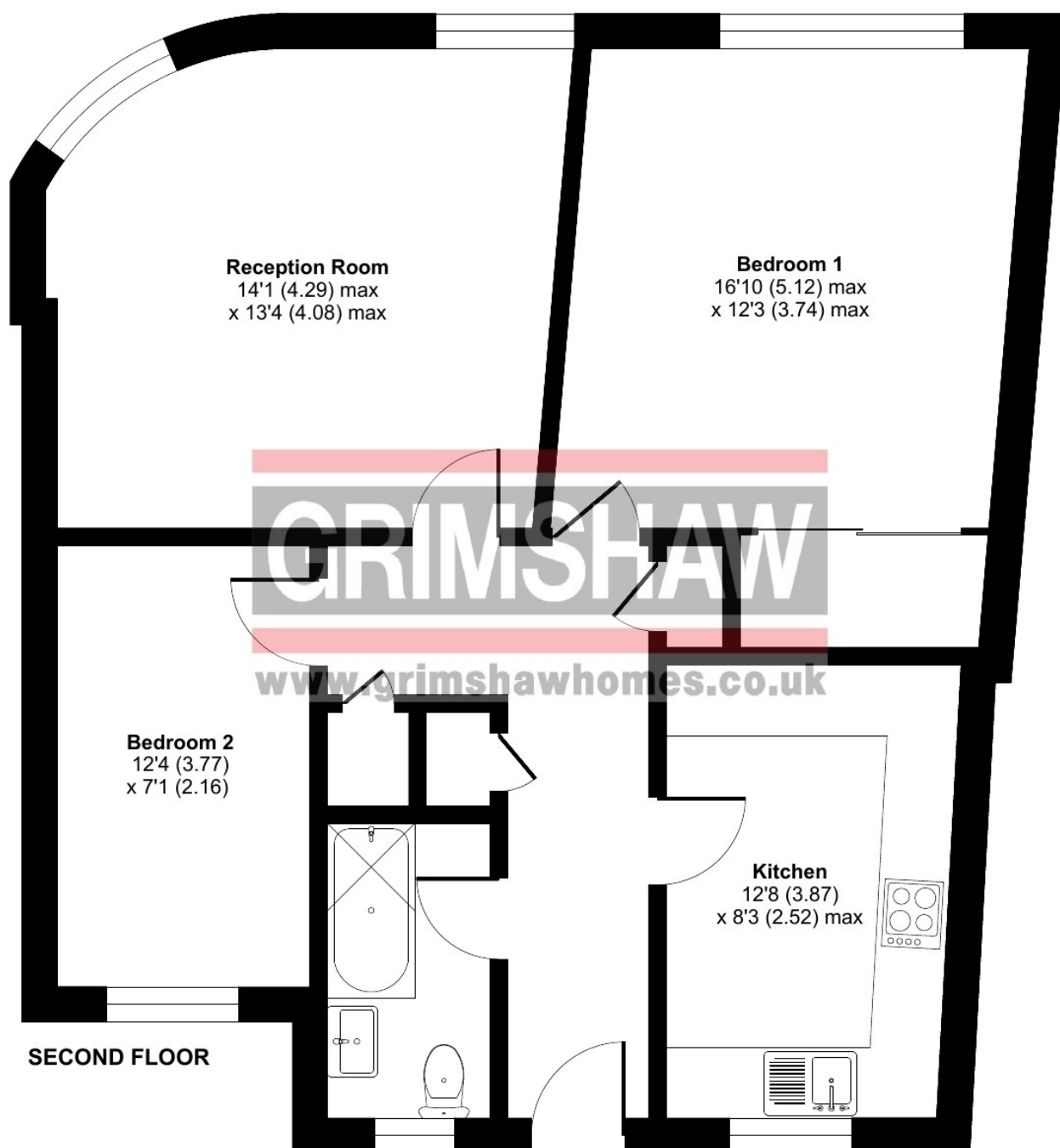
Road connections for A40 / North Circular and M4 / M40 motorways.

Well-placed for a number of local schools including Holy Family Catholic Primary, Ellen Wilkinson High, Ada Lovelace CofE High, West Acton Primary, Twyford CofE High and many more.

Hanger Green, London, W5

Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale







Lease: 103 years (subject to confirmation)

Service charge: £200 per calendar month (subject to confirmation)

Ground rent: Nil (subject to confirmation)

EPC Rating = F

Council tax band = D (£2,041.02 for 2025 / 2026)

Local authority: London Borough of Ealing

Accessibility: staircase to the property

We understand parking is available on the street via the local permit scheme

Connected services and utilities: Gas supply: electricity supply: mains drainage: landline is connected: broadband is connected: cavity wall insulation

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.

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