



**Devon Court, Links Road, West Acton, London W3 0EH**  
**Price £525,000 Share in Freehold - No Chain**

**A top floor 2-bedroom purpose-built Tudor-style flat with maintained communal lawn gardens and good views.**

The accommodation comprises entrance hall, reception room, fitted kitchen with access to the communal lawn gardens, 2 bedrooms and a bathroom with separate WC.

Situated on the favoured **Hanger Hill Garden Estate** a conservation area. Within walking distance to **West Acton** station and close to both **North Ealing** & **Park Royal** stations with local shopping facilities. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre with shopping facilities, bars and restaurants.

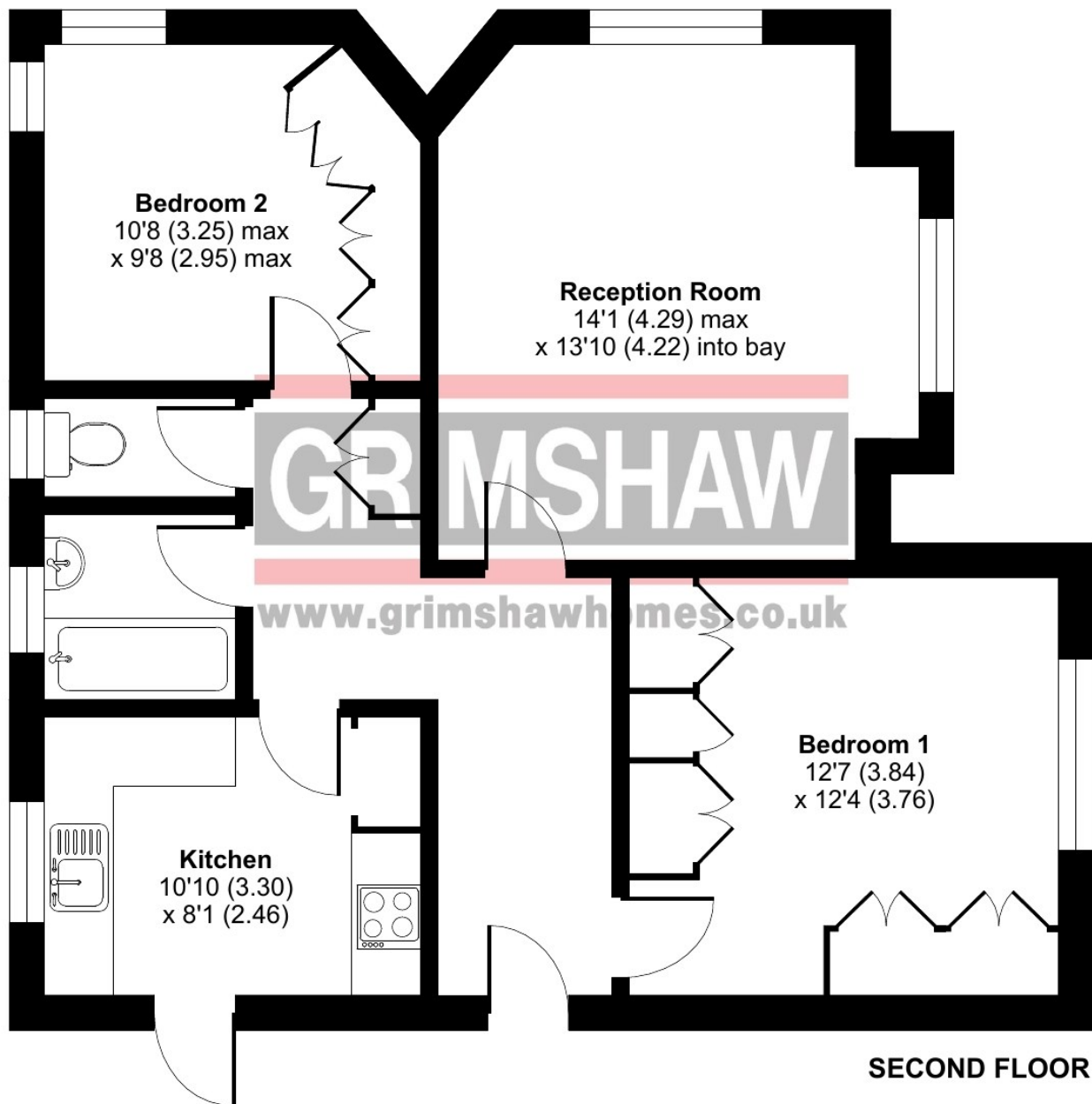
Road connections for M4 & M40 motorways.

Well-placed for local schools including Ellen Wilkinson High, West Acton Primary, Acton High, The Japanese School, Holy Family Catholic Primary, Twyford CofE High, West Twyford Primary and St Vincent's Primary.

# Devon Court, Links Road, London, W3

Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale







EPC Rating = C

Council tax band = E Total amount 2024/2025 £2,381.31

Service charge: Just below £1,700 per annum

Local authority: London Borough of Ealing

Parking: on road parking and CPZ - West Acton Zone Z

Accessibility: internal staircase

Connected services and utilities: Electricity: mains gas (Vaillant combi boiler and radiator heating); mains drainage: no broadband: no landline: no CCTV: loft not boarded or insulated: there is cavity wall insulation

Surface water : 'High' means between more than 3.3% 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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**Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD**

