



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.

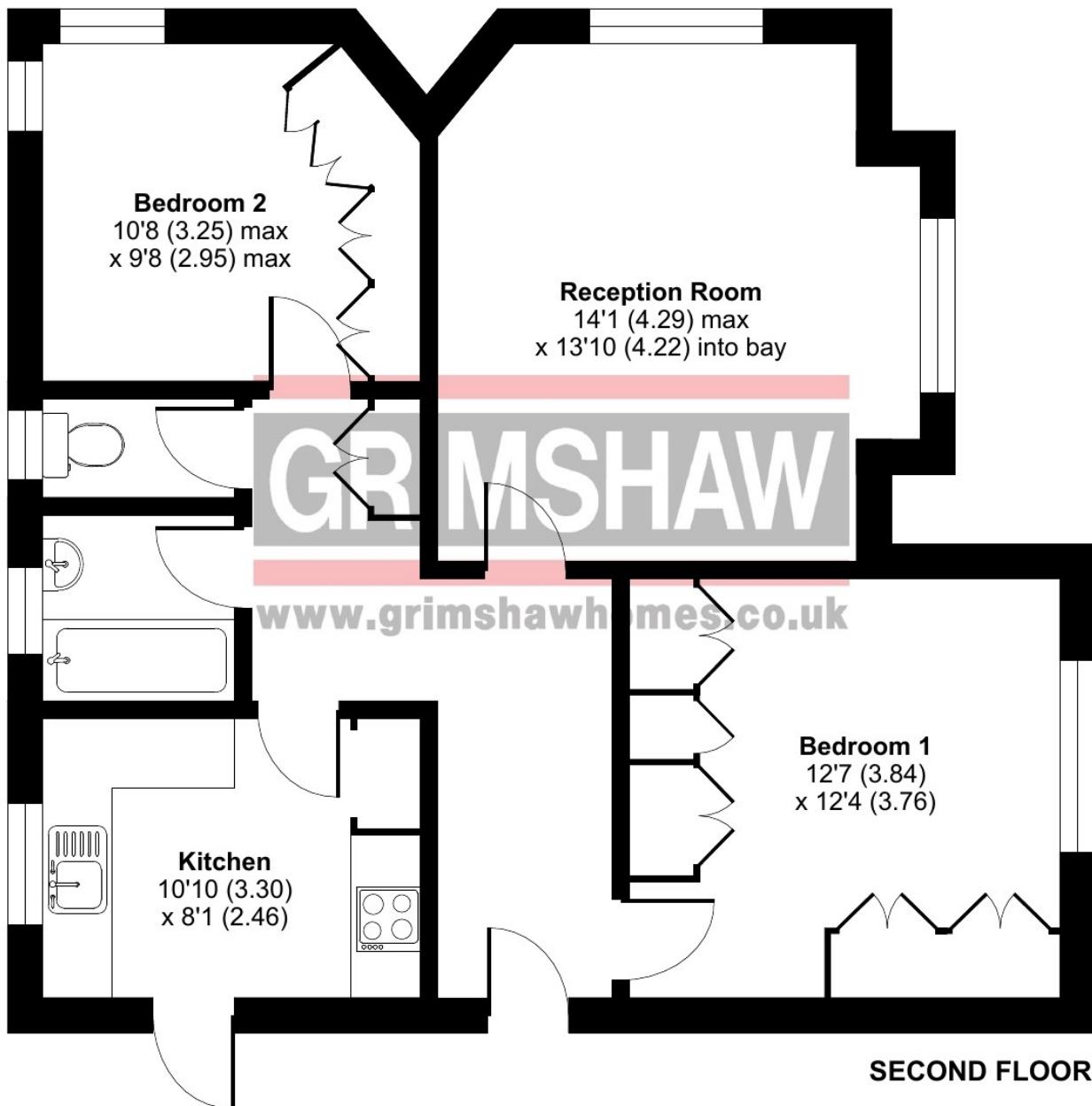
Road connections for M4 & M40 motorways.

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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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.

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