



**Ayr Court, Monks Drive, West Acton, London W3 0EA
Price £665,000 Share in Freehold - No Chain**

A well-presented first floor 3-bedroom purpose-built Tudor-style flat with maintained communal lawn gardens and good views. The property benefits from plenty of natural light.

The accommodation comprises entrance hall, reception room, fitted kitchen with access to the communal lawn gardens, 3 bedrooms and a bathroom with 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.

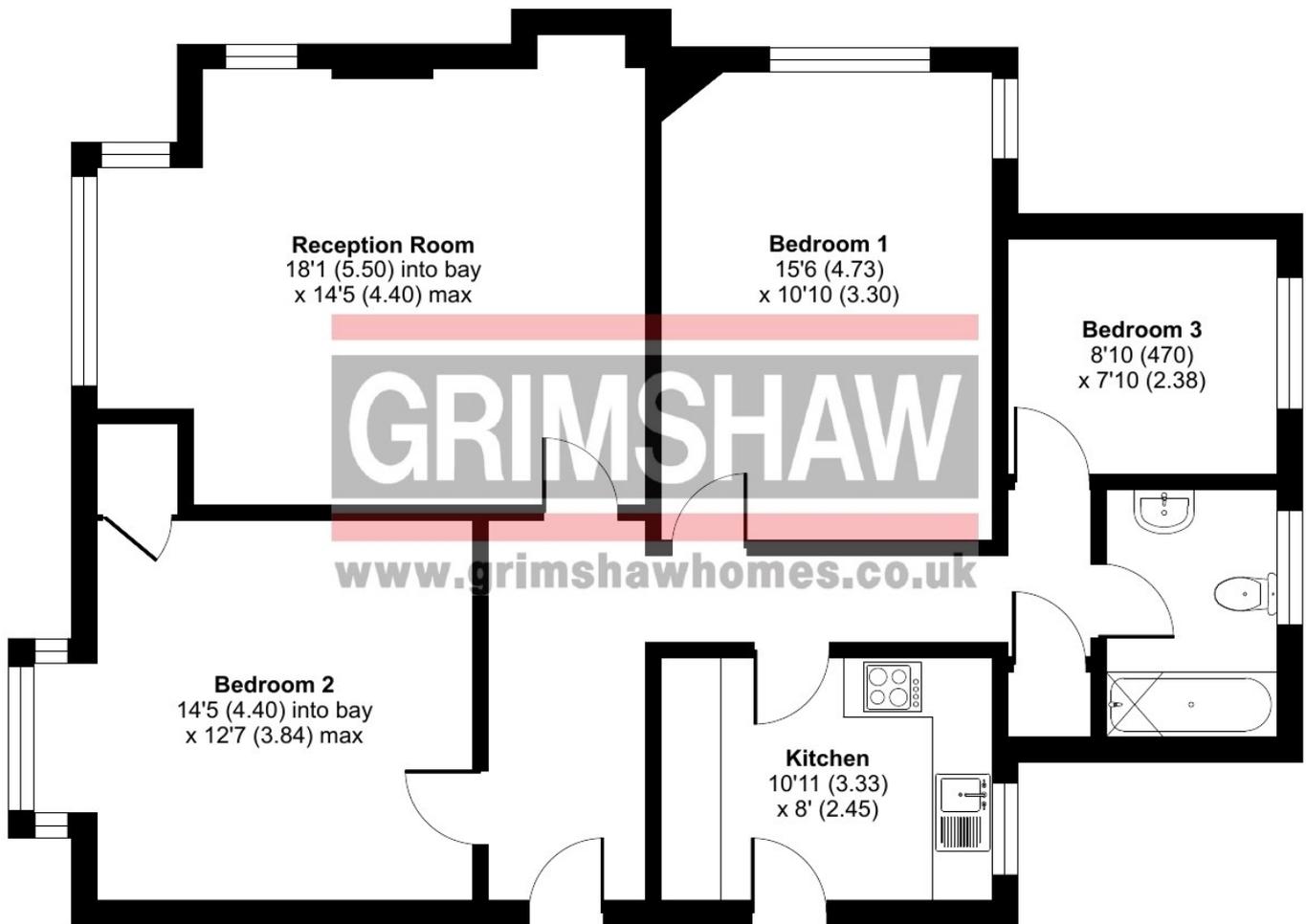
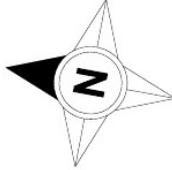
Road connections for M4 & M40 motorways.

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.

Monks Drive, London, W3

Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale



FIRST FLOOR





EPC Rating = C

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

Annual payment of £2,142 to include service charge, ground rent, maintenance and also insurance

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 (combi boiler and radiator heating): mains drainage: broadband connected: landline connected: no CCTV

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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