



Eaton Court, Eaton Rise, Ealing, London W5 2EU
Price £475,000 Share in Freehold - No Chain

A beautifully presented 2-bedroom ground floor flat in a charming building with direct access to the leafy communal garden - offering a perfect combination of space, light and convenience - a short walk to Ealing Broadway station (approximately 0.3 miles).

The property comprises 2 well-proportioned bedrooms, sitting room with natural light through the doors leading onto a west-facing communal garden, fully fitted kitchen and spacious neutral bathroom suite.

Very conveniently situated for access to Haven Green, **Ealing Broadway** station (with Elizabeth Line, District Line and Central Line towards Central London and beyond) & town centre with numerous shops, bars and restaurants.

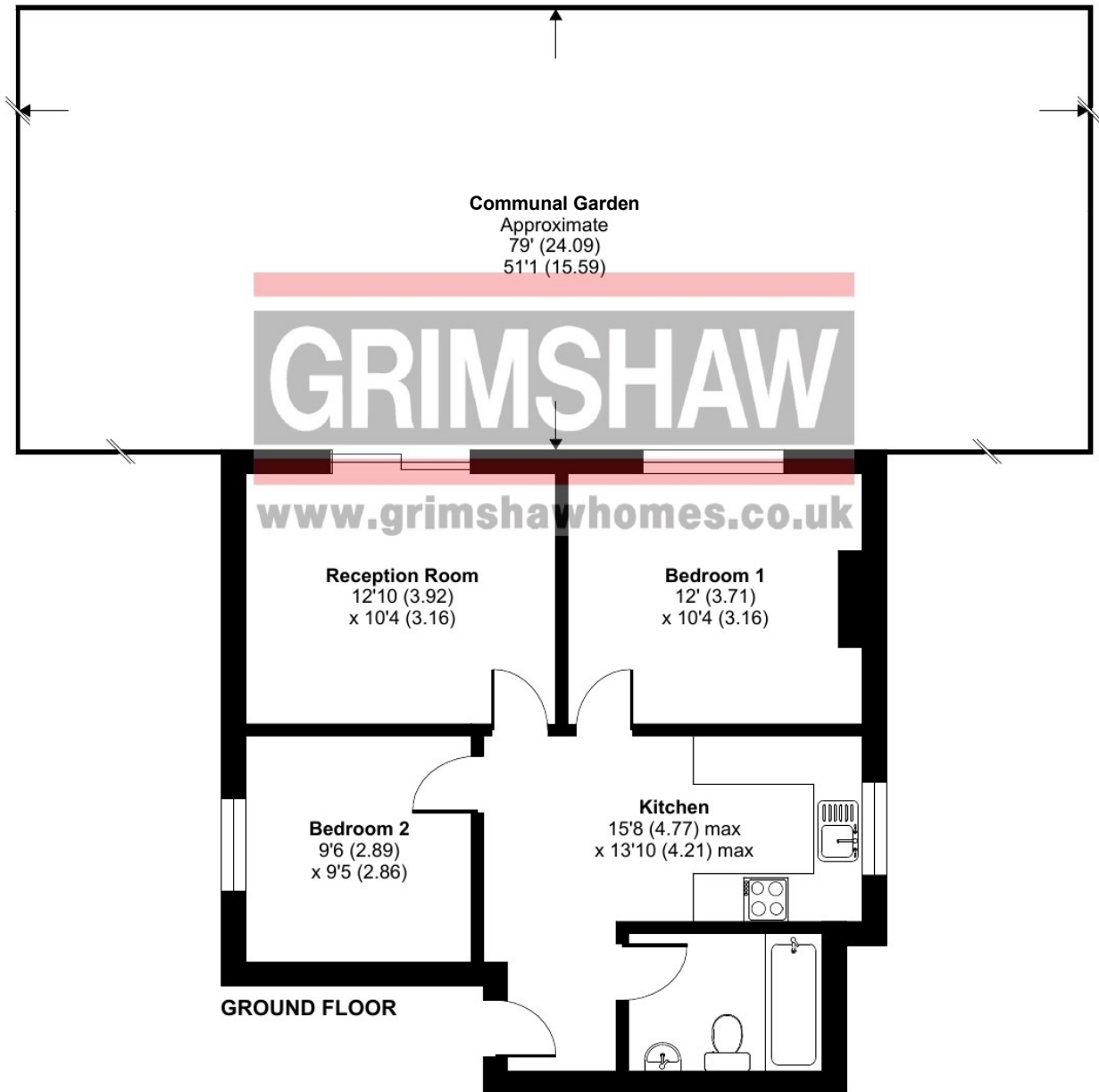
Bus routes nearby towards Ealing Broadway and Pitshanger Lane. Good road connections include the A4, A40 and M4 & M40 motorways.

Well-placed for a number of local schools including Durston House, St Benedict's, Notting Hill and Ealing High, St Gregory's Primary, Ada Lovelace CofE High and Montpelier Primary.

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Approximate Area = 570 sq ft / 52.9 sq m

For identification only - Not to scale





EPC Rating = D

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

Service charge: £2,430 per annum

Ground rent: minimal

Local authority: London Borough of Ealing

Parking: CPZ - Ealing Broadway Extension Zone W. There are 2 temporary parking spaces at the rear for deliveries and guests (not 24 hours)

Connected services and utilities: Electricity: mains gas (Vaillant combi boiler and radiator heating): mains drainage: broadband connected: no landline: no CCTV

Surface water : 'Low' means between 0.1% and 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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