



Harriers Close, Florence Road, Ealing, London W5 3UA Price £460,000 Share in Freehold - No Chain

A modern, 2-bedroom, second-floor (top) flat with a garage and maintained communal gardens. The property would appeal to first-time buyers, investors and also second home, pied-à-terre home owners.

The property comprises entrance hall with entry phone system which leads on to a 15ft reception room, fitted kitchen, 2 bedrooms and a shower room / WC.

Very conveniently located, in the heart of Ealing Broadway and within walking distance to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, restaurants and bars. Approximately 0.4 miles to **Ealing Common** station with shopping facilities, restaurants and bars. The lovely open spaces of Ealing Common, Walpole and Lammas parks are nearby.

Well-placed for a number of local schools including Durston House, St Benedict's, Christ the Saviour Primary, Ellen Wilkinson High, Montpelier & St Gregory's Primaries, Twyford CofE High, Notting Hill & Ealing High and Ada Lovelace CofE High.

Good road connections include A4, A40 and M4 & M40 motorways.

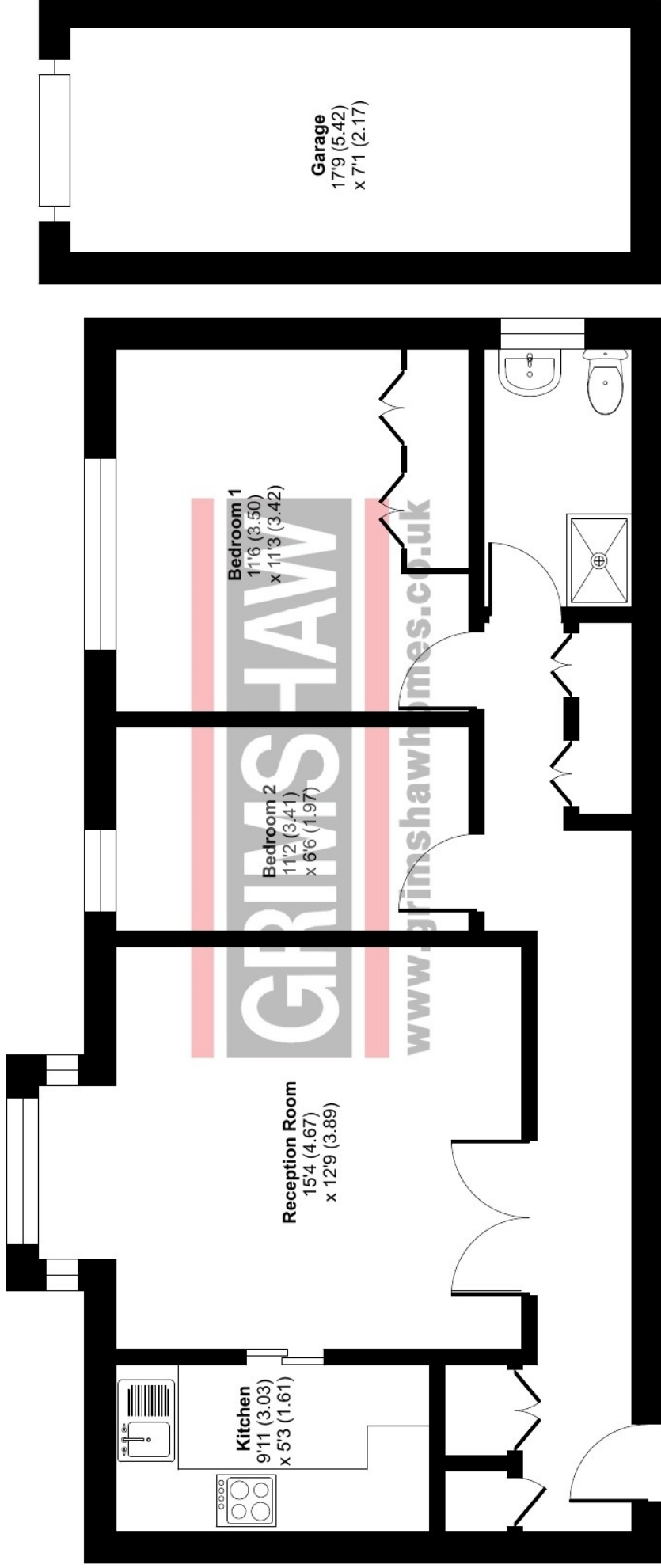
Harriers Close, London, W5

Approximate Area = 627 sq ft / 58.2 sq m

Garage = 127 sq ft / 11.7 sq m

Total Area = 754 sq ft / 69.9 sq m

For identification only - Not to scale







EPC Rating = E

Council tax band = D (£2,138.53 for 2026 / 2027)

Service charge including management fee and insurance: £450 per quarter

Share in Freehold: Lease 999 years from 1971

Local authority: London Borough of Ealing

Parking: Garage, off-street parking and controlled parking zone (Central Ealing Zone A)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (no gas boiler, only hot water tank and immersion): electricity supply (including heating): mains drainage: loft insulated / not boarded:

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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