



Garrick Close, Ealing, London W5 1AS
Price £335,000 Leasehold - No Chain

**A good sized, well-presented 1 double bedroom ground-floor apartment
within this leafy cul-de-sac development
with private rear garden and free off-street parking for 2 cars as well as visitor parking.**

The property comprises entrance hall with large built-in storage, reception room with a door to the balcony and steps down to the garden, fitted kitchen, bedroom and a large shower room / WC.

Outside is a private rear garden and parking for 2 cars and free visitor parking.

The open spaces of Hanger Hill park are nearby.

Conveniently situated within a short walk of **Park Royal** station and close to **Hanger Lane** station both with local shops.

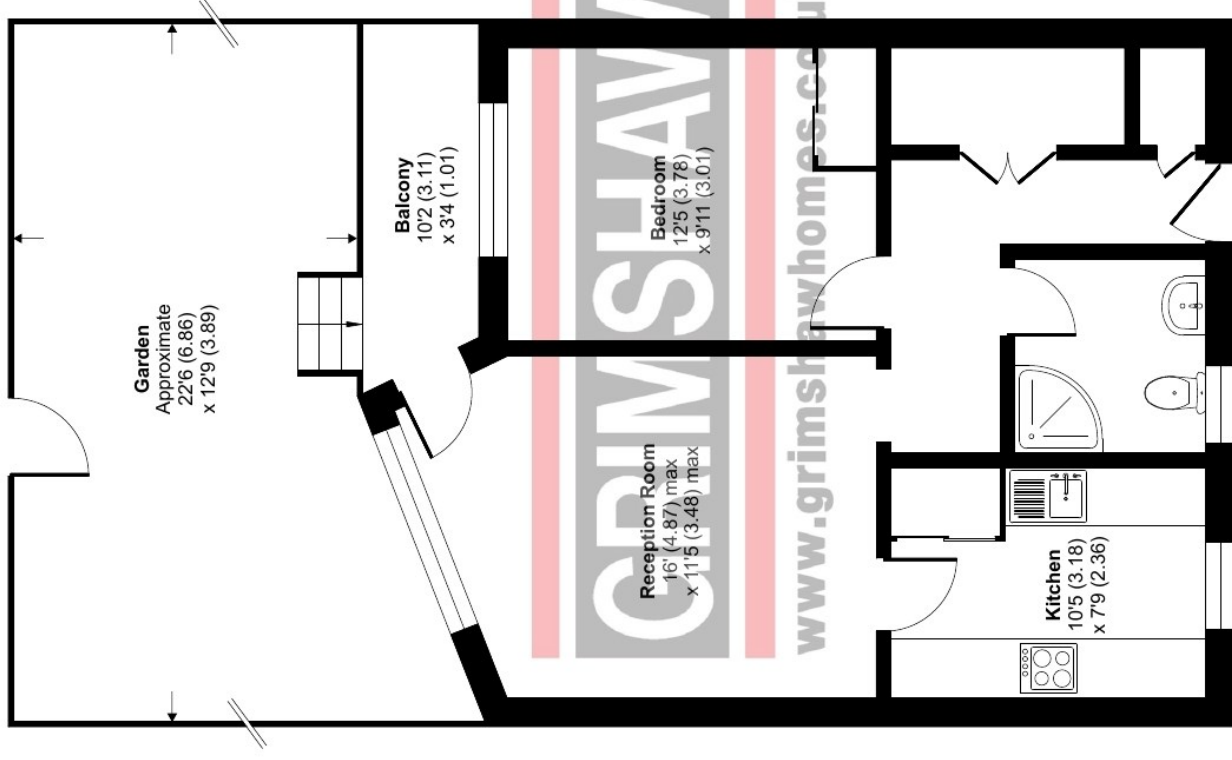
Road connections include the A40 / Western Avenue, North Circular Road, A4, M4 and M40 motorways.

With buses on hand to **Ealing Broadway** station & Ealing town centre with Elizabeth Line connection towards Central London and beyond.

Garrick Close, London, W5

Approximate Area = 536 sq ft / 49.7 sq m

For identification only - Not to scale



GROUND FLOOR





EPC Rating = C

Council tax band = C (£1,900.92 for 2026 / 2027)

Local authority: London Borough of Ealing

Lease of 167 years remaining and the start date of 19th March 2004

Monthly payment of £107.17 - includes service charge, ground rent and parking.

We understand the property was built in the late 1970s / early 1980s

Parking: Parking for up to 3 cars plus visitor parking included.

Accessibility: Ground floor entrance and balcony with steps down to rear garden

Connected services and utilities: Gas supply (gas central heating and new gas combi boiler):
electricity supply: mains drainage: broadband connected: landline connected

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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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

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