



Gilbert Court, Green Vale, Ealing, London W5 3AX

Price £415,000 Leasehold - No Chain

A purpose-built 2-bedroom flat on the 9th floor with glorious panoramic views towards Central London. With an entry phone system, passenger lift and a garage.

The accommodation comprises entrance hall, large L-shaped reception room with access to a balcony, fitted kitchen, 2 double bedrooms and a bathroom with a separate WC. There are maintained communal lawned gardens.

Total approx internal floor area 75 sq m / 809 sq ft.

Very conveniently situated within easy reach of **North Ealing** & **West Acton** stations with local shopping facilities. Access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants.

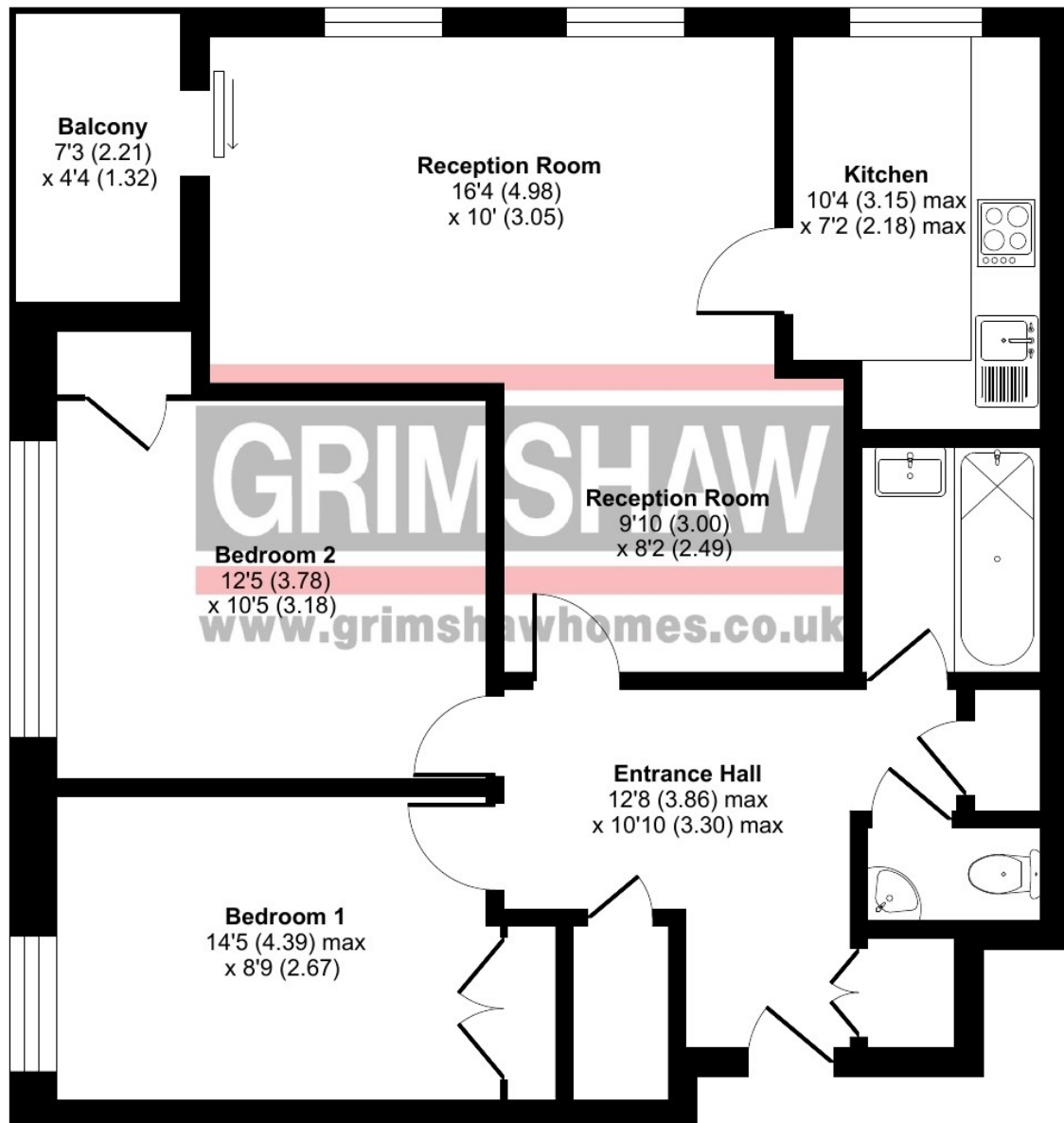
Road connections for the A4 and M4 / M40 motorways.

Well-placed for local schools including Holy Family Catholic Primary, Ada Lovelace CofE High, West Acton Primary, Ellen Wilkinson High, Montpelier Primary and Twyford CofE High.

Green Vale, London, W5

Approximate Area = 809 sq ft / 75 sq m

For identification only - Not to scale



NINTH FLOOR





EPC Rating = C

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

Local authority: London Borough of Ealing

Service charge and ground rent = £4,000 per annum

Lease 958 years remaining from 1978

Parking: Garage nearby and controlled parking zone (West Acton Zone Z)

Accessibility: Passenger lift

Connected services and utilities: Gas supply: electricity supply (electric boiler and heating): mains drainage: broadband connected: landline connected: there is cavity wall insulation

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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