



## **Eden Court, Station Road, Ealing, London W5 3HX**

### **Price: £397,500 Leasehold - No Chain**

Very conveniently situated, within walking distance to **North Ealing** station with local shopping facilities, **West Acton** station also with local shops and **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections for A40, A4 and M4 / M40 motorways. Well-placed for a number of local schools including Durston House, Harvington Prep, Acton High, West Acton Primary, Ellen Wilkinson High, Twyford CofE High, St Benedict's, Ada Lovelace CofE High, St Vincent's Primary, Notting Hill & Ealing High and The Japanese School.

**A 2-bedroom second-floor flat with a garage within this purpose-built development.**

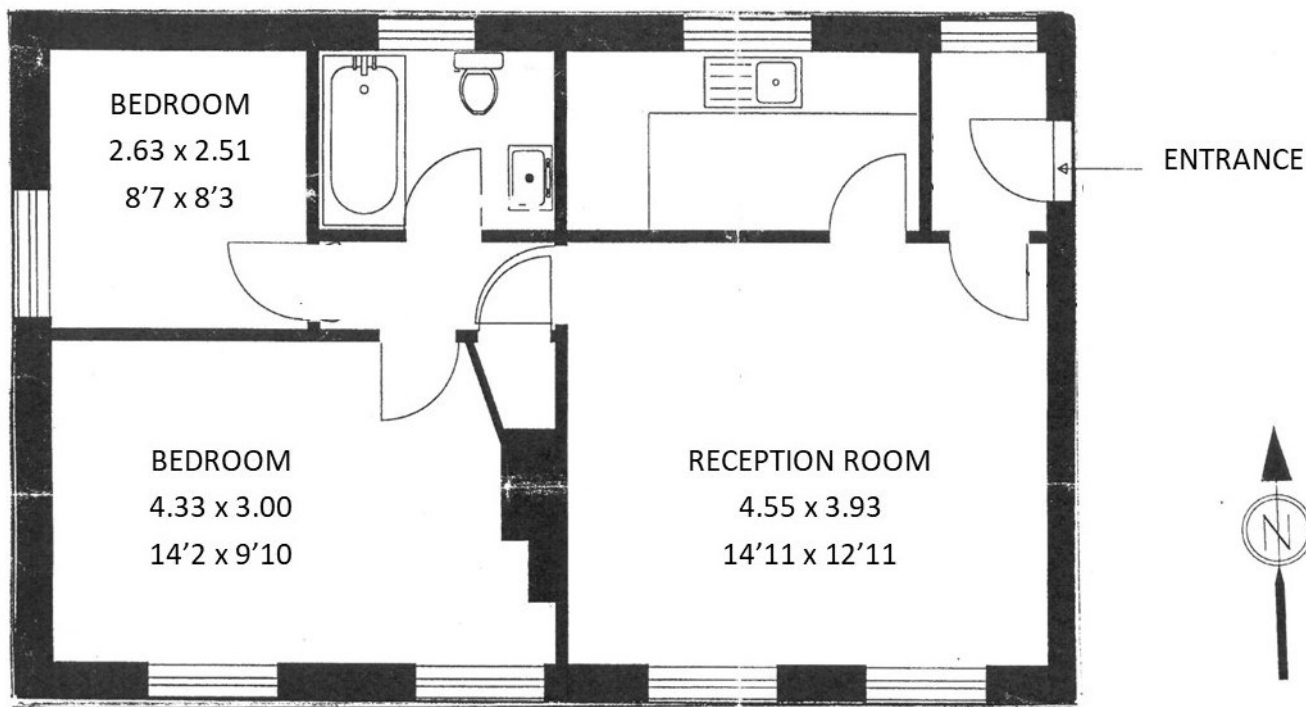
The accommodation comprises reception room, kitchen, 2 bedrooms and a bathroom.

The property is offered with a garage at the rear, off-street parking and use of communal storage facilities.

Total approx floor area from EPC 54 sq m / 581.2 sq ft







Lease = 999 years from 1997 (subject to confirmation), Service Charge = £1,017.44 every 6 months (subject to confirmation) and Ground Rent = peppercorn (subject to confirmation).  
EPC Rating = D Council tax band = C (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.**

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