



## **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.

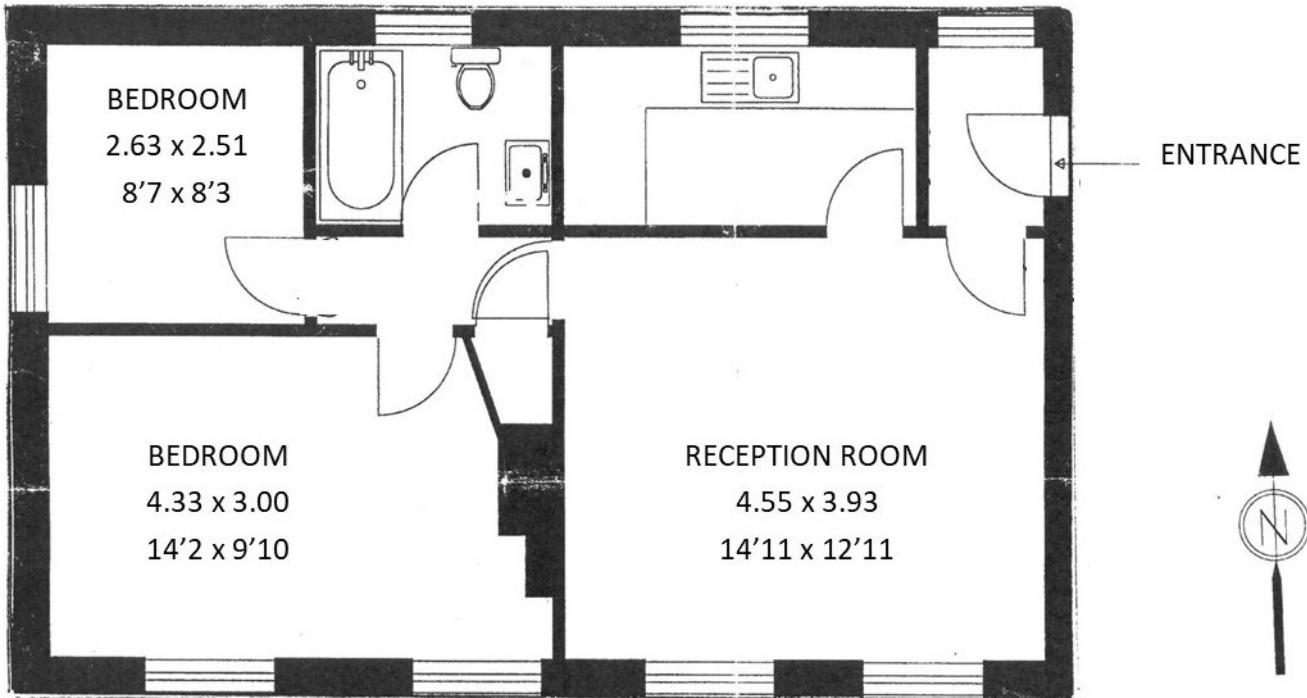
**A 2-bedroom second-floor flat with a garage within this purpose-built development.**

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





## SECOND FLOOR FLAT

**Measurements are approximate. Not to scale. Illustrative purposes only.**



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.**

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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