



## Hanger Court, Hanger Green, Ealing, London W5 3ER Price £553,500 Share in Freehold - No Chain

**A top floor 3-bedroom penthouse with large roof terrace, garage in nearby block and a parking space.**

The property comprises entrance hall, reception room, fitted kitchen with a door to a utility area, 3 bedrooms (1 with access to the roof terrace) and a family bathroom.

Outside there are lovely maintained communal gardens, garage in nearby block and a parking space.

Total approx floor area 98.9 sq m / 1065 sq ft.

Conveniently situated within a short walk of **Park Royal** station with local shopping facilities and close to **Hanger Lane** station also with local shops, the A40 / Western Avenue and the North Circular Road. With buses on hand to **Ealing Broadway** station with Elizabeth Line connection & town centre. Road connections to the M4 & M40 motorways. Well-placed for a number of local schools including Holy Family Catholic Primary, Ada Lovelace CofE High, West Twyford Primary, Ellen Wilkinson High, West Acton Primary and Twyford CofE High.

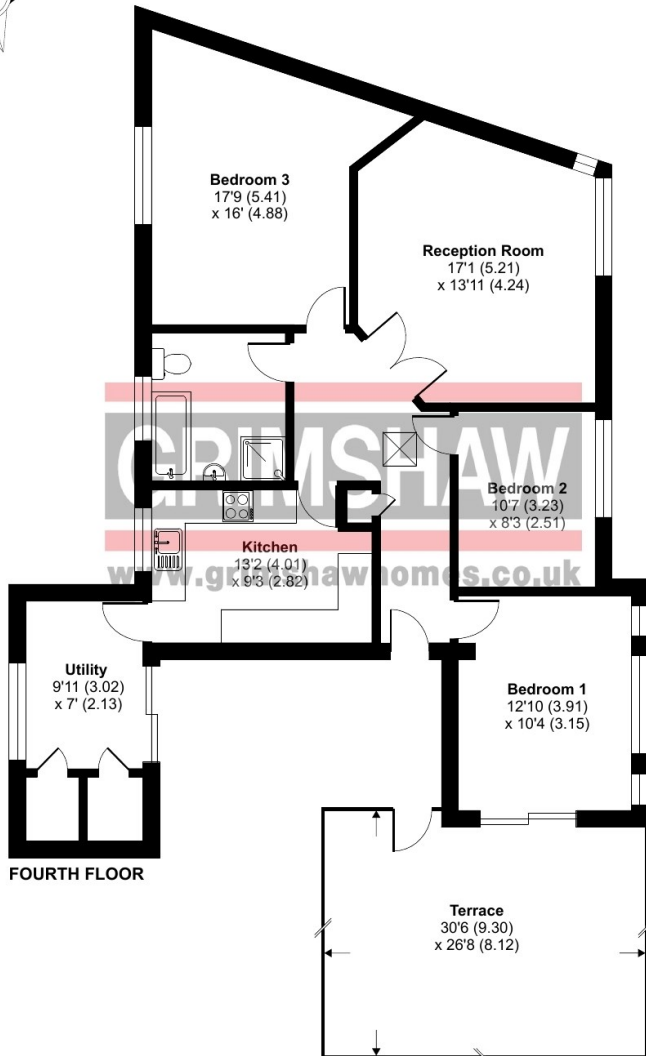




# Hanger Court, Hanger Green, London, W5

Approximate Area = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grimshaw & Co. REF: 1141960

Lease: 990 years (subject to confirmation)  
Service Charge: £3,327.40 per annum (subject to confirmation)  
Ground Rent: Nil (subject to confirmation)

EPC Rating = D  
Council tax band = D (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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