



Thackeray Court, Hanger Vale Lane, Ealing, London W5 3AT Price £825,000 Share in Freehold - No Chain

A 3-bedroom penthouse flat (top floor) with a large west-facing roof terrace of approx 33ft and panoramic views. The property benefits from a double garage and also off-street parking.

The property comprises entrance hall, large L-shaped reception room of approx 27ft with wood parquet floor and access to the large roof terrace, fitted kitchen, cloakroom, 3 bedrooms and 2 shower rooms (1 en suite).

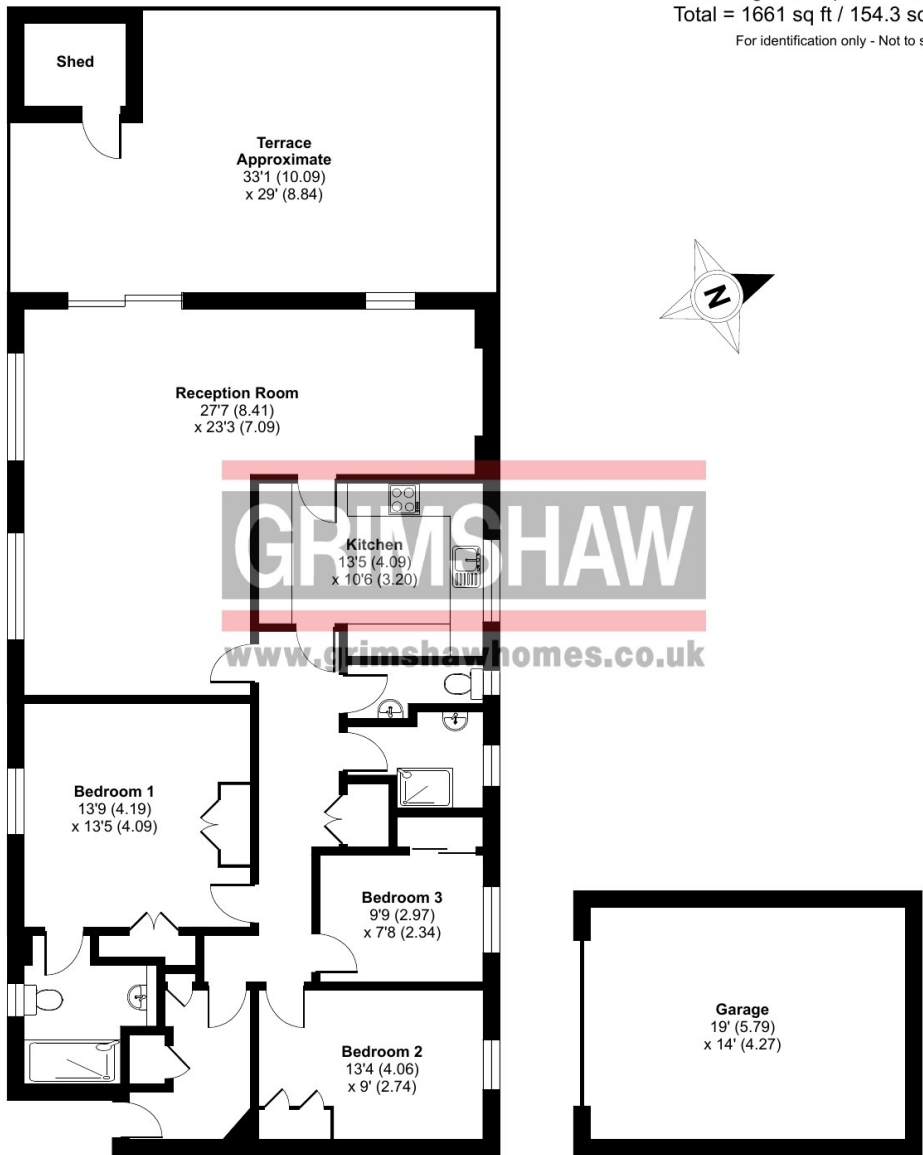
Outside are maintained communal grounds, double garage and off-street parking.

Situated in a good residential location, in landscaped garden surroundings and enjoying leafy views. Well-placed for both **North Ealing & West Acton** stations & local shopping facilities and with access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous restaurants, bars and shops. Road connections for A4 and the M4 & M40 motorways. Local schools include West Acton Primary, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, Acton High and Twyford (CofE) High.



Thackeray Court, Hanger Vale Lane, London, W5

Approximate Area = 1367 sq ft / 126.9 sq m
 Garage = 264 sq ft / 24.5 sq m
 Outbuilding = 30 sq ft / 2.8 sq m
 Total = 1661 sq ft / 154.3 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Grimshaw & Co. REF: 1151790

EPC Rating = D

Service charge: £2,530 payable every 6 months (subject to confirmation)

Ground rent: Nil (subject to confirmation)

Council tax band = E (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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08.07.2024 Ref: 9873

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