



## **Thackeray Court, Hanger Vale Lane, Ealing, London W5 3AT Price £599,000 Share in Freehold - No Chain**

**A 3-bedroom first-floor purpose-built apartment with the benefit of off-street parking, a single garage and a passenger lift.**

The property comprises entrance hall, a large dual aspect 25ft reception room with access to a balcony overlooking communal lawn garden, fitted kitchen, cloakroom, 3 bedrooms and a bathroom.

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

There is a caretaker living close to the block.

Situated in a good residential location, well-placed for both **North Ealing** & **West Acton** stations with local shopping facilities. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous bars, shops and restaurants.

Road connections for A4, A406 / Western Avenue and the M4 & M40 motorways.

Well-placed for a number of local schools including West Acton Primary, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, Acton High and Twyford CofE High.





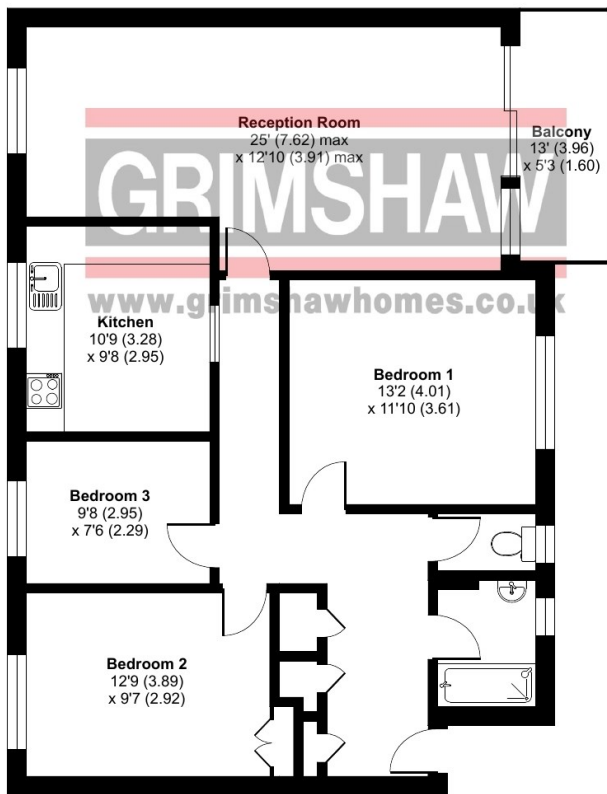
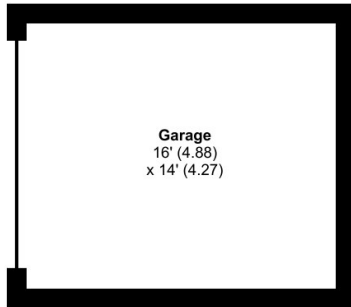
# Hanger Vale Lane, London, W5

Approximate Area = 1019 sq ft / 94.6 sq m

Garage = 228 sq ft / 21.2 sq m

Total = 1247 sq ft / 115.8 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). © ricshecom 2024. Produced for Grimshaw & Co. REF: 1179489

Service charge: £1,918 payable every 6 months (subject to confirmation)  
Ground rent: Nil (subject to confirmation)

EPC Rating = D  
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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