

Thorn Tree Court, Park View Road, Ealing, London W5 2JB
Price £599,950 Share in Freehold

A well-presented 3-bedroom purpose-built first-floor flat in this prestigious block with a south-facing balcony, lovely maintained communal lawn gardens, a garage and car parking (not allocated).

The entrance hall leads to a large 21 reception room with access to a south-facing balcony overlooking the communal garden, fitted kitchen, cloakroom, 3 good sized bedrooms and a shower room.

There are lovely maintained communal lawn gardens, a garage and car parking (not allocated).

Situated in a good residential position close to the lovely open space of Hanger Hill park and approximately 0.6 miles from **Ealing Broadway** station with Elizabeth Line connection & town centre.

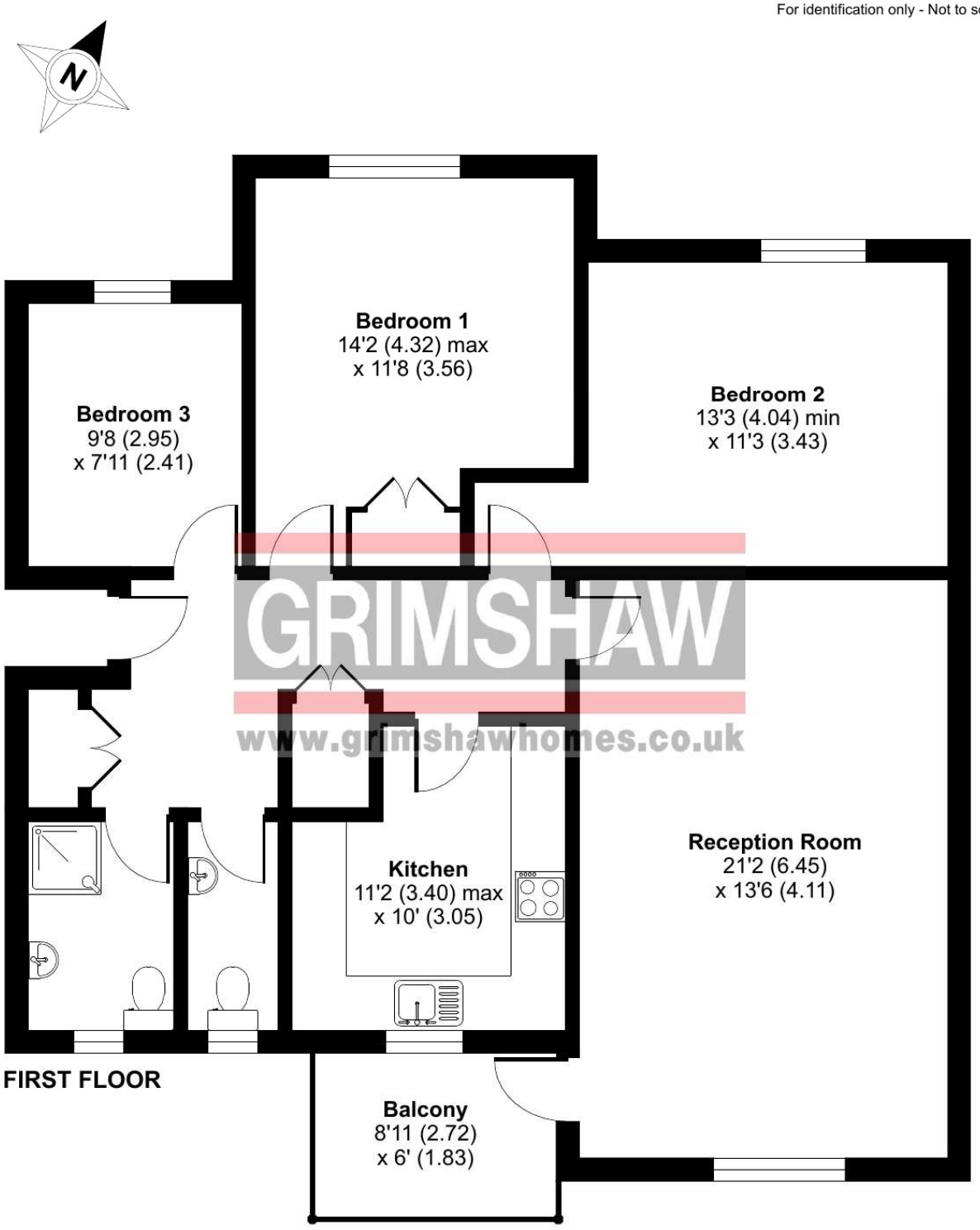
Other good local transport connections close by include **Park Royal** station approximately 1 mile away and approximately 0.7 miles from **Hanger Lane** station both with local shopping facilities and with access to Central London.

Road connections include A40 / Western Avenue, A4 and the M4 / M40 motorways.

Park View Road, London, W5

Approximate Area = 1017 sq ft / 94.5 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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(Photographs taken previously)

EPC Rating = C

Council tax band = F (£3,088.98 for 2026 / 2027)

Service charge = £1,125 every 6 months

Ground rent = Peppercorn

Local authority: London Borough of Ealing

Parking: Garage. Car parking (not allocated). Controlled parking zone: Ealing Broadway Zone W

Accessibility: A step into the property and a step into the rear garden

Connected services and utilities: Electricity: mains gas (combi gas boiler and gas central heating): mains drainage: broadband connected: landline connected

Surface water: 'Low' means between 0.1% and 1% chance of a flood each year
Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year

All 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 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 whether 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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