



**West Ridge Court, Park Hill, Ealing, London W5 2JN**  
**Price £850,000 Share in Freehold - No Chain**

A recently refurbished to a high specification, a luxurious 3-bedroom third-floor (top) purpose-built flat with an south / west aspect, passenger lift, secured telephone entry system, maintained communal lawn garden and a garage nearby with power.

The light and airy entrance hall with walk-in wardrobe leads on to a large 23ft reception room / dining room with built-in wooden storage and television cabinet, wood floor, down lights and on to the fitted kitchen. There are 3 good sized bedrooms (bedroom 3 with access to a balcony overlooking the front and a built-in wardrobe in bedroom 1), family bathroom with Whirlpool spa bath and a shower room. There is a loft for storage use.

Situated near to the open spaces of both Hanger Hill and Montpelier parks. Approximately 0.7 miles from **Ealing Broadway** station with Elizabeth Line connection & town centre with shopping facilities, bars and restaurants and also 0.8 miles from **Hanger Lane** station with local shops.

Road connections for A406/Western Avenue, A40, A4 and the M4 & M40 motorways.

Well-placed for a number of local schools including Notting Hill & Ealing High, Montpelier Primary, St Augustine's Priory, Twyford CofE High, Christ the Saviour CofE Primary, Ada Lovelace CofE High, St Gregory's Primary, St Benedict's and Ellen Wilkinson High.



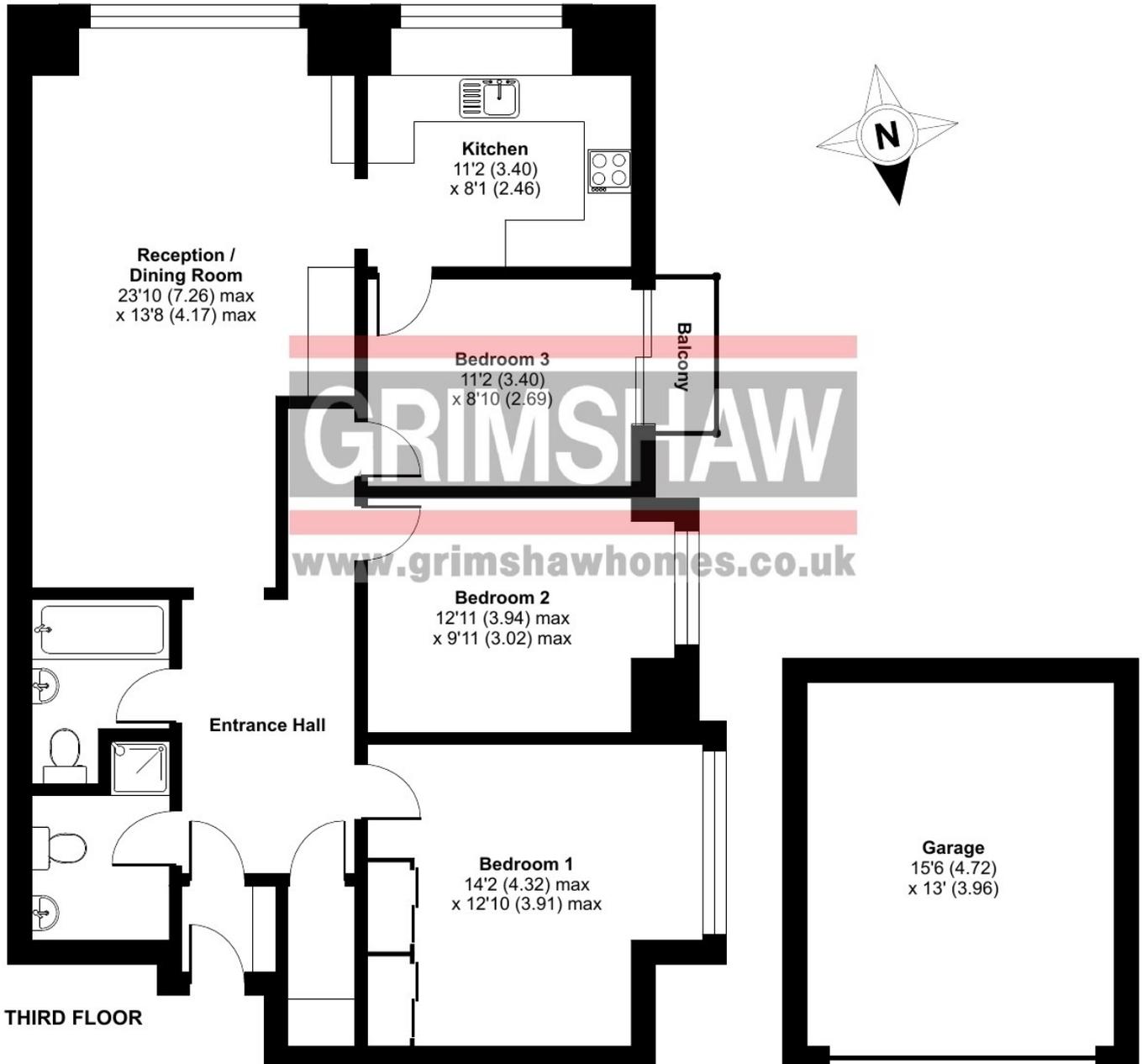
# Park Hill, London, W5

Approximate Area = 1074 sq ft / 99.8 sq m

Garage = 201 sq ft / 18.7 sq m

Total = 1275 sq ft / 118.5 sq m

For identification only - Not to scale





EPC Rating = E

Service charge = £2,656 per annum (for 2024/2025)

Council tax band = F (£2,814.27 for 2024/2025)

Local authority: London Borough of Ealing

Accessibility: passenger lift to the property

Parking: Garage with power: Controlled parking zone (Ealing Broadway Zone W)

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

Surface water : 'Very low' means less than 0.1% 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 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.

23.03.2026 Ref: 9951

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