



## **Hamilton Court, Hamilton Road, Ealing, London W5 2EJ** **Price offers in region of £725,000 Leasehold**

**A beautifully-presented 3-bedroom 1930s purpose-built ground-floor apartment with a garage nearby and direct access to the lovely large maintained communal garden. The property is within a private gated development.**

The property offers entrance hall, reception room, fitted kitchen, 3 bedrooms and a bathroom / WC.

Conveniently located on a popular tree-lined street, in the heart of Ealing Broadway and within walking distance to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, restaurants and bars. Approximately 0.4 miles to **Ealing Common** station with shopping facilities, restaurants and bars. The lovely open spaces of Ealing Common, Walpole and Lammas parks are nearby.

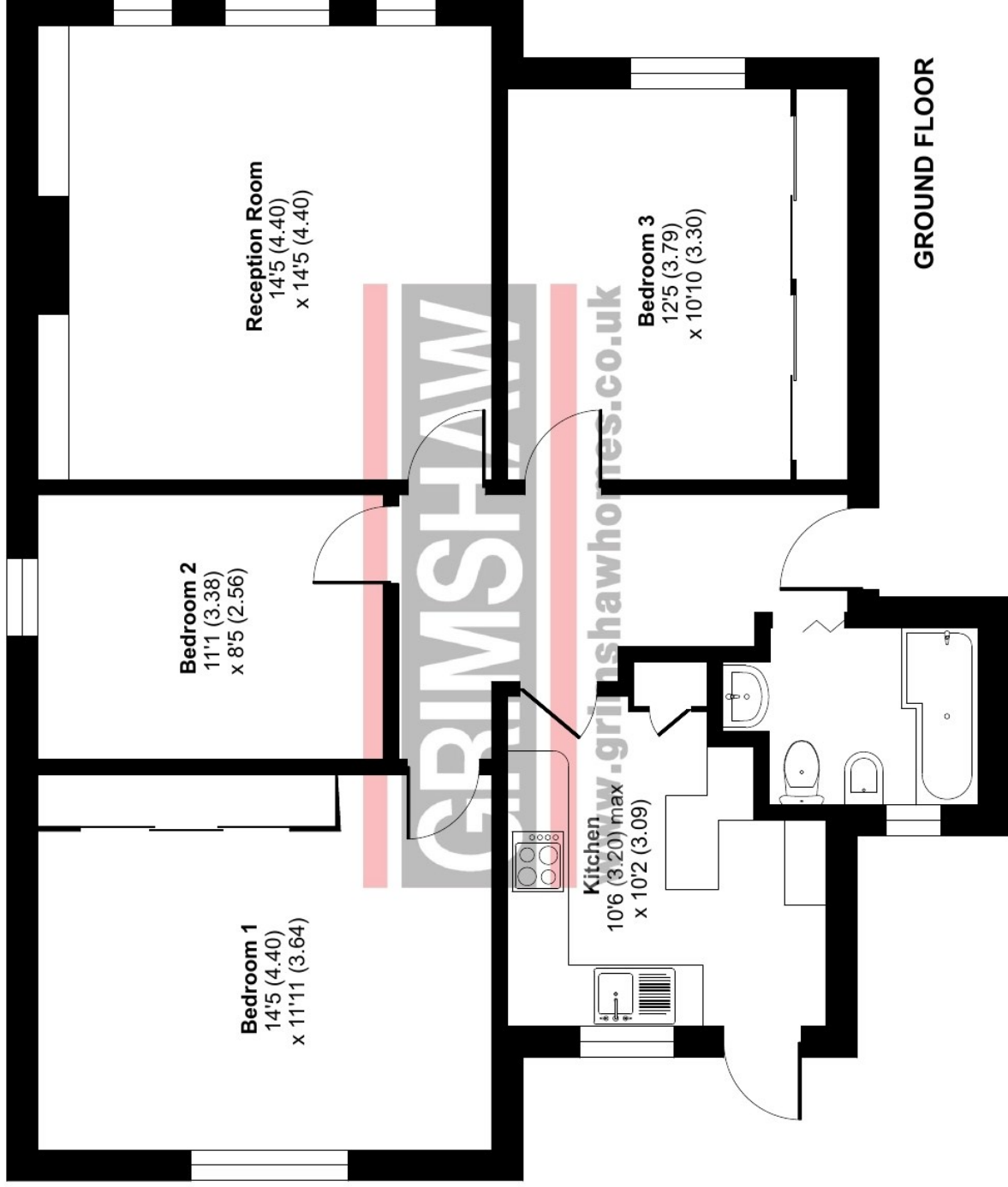
Well-placed for a number of local schools including Durston House, St Benedict's, Christ the Saviour Primary, Ellen Wilkinson High, Montpelier & St Gregory's Primaries, Twyford CofE High, Notting Hill & Ealing High and Ada Lovelace CofE High.

Good road connections include A4, A40 and M4 & M40 motorways.

# Hamilton Road, London, W5

Approximate Area = 873 sq ft / 81.1 sq m

For identification only - Not to scale







EPC Rating = D

Council tax band = E (£2,613.77 for 2026 / 2027)

Local authority: London Borough of Ealing

Lease: 969 years from 29th February 1996

Service charge: £3,800.00 per annum (includes building insurance)

Ground rent: £50.00 per annum

Parking: Private gated development, garage nearby with power and controlled parking zone (Central Ealing Zone A)

Connected services and utilities: Gas supply (gas Eco Compact boiler and radiator heating);  
electricity supply: mains drainage: broadband connected: landline connected:  
we understand there is CCTV at the property

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.

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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

