



**Meadway Court, The Ridings, Ealing, London W5 3EX**  
**Price: £590,000 Leasehold**

**An attractive, well-presented, light & airy 2-bedroom second-floor purpose-built apartment with a balcony overlooking the lovely maintained communal lawn garden and a garage nearby.**

The lovely accommodation comprises entrance hall, reception room, fitted kitchen, 2 bedrooms and a family bathroom with WC.

There are beautiful maintained communal lawned gardens and a garage nearby.

Situated on the **Hanger Hill East (Haymills Estate)** a conservation area. Well-placed for transport facilities for **Hanger Lane, Park Royal, North Ealing** and **West Acton** stations with local shopping facilities and also **Ealing Broadway** station with Elizabeth Line connection & town centre.

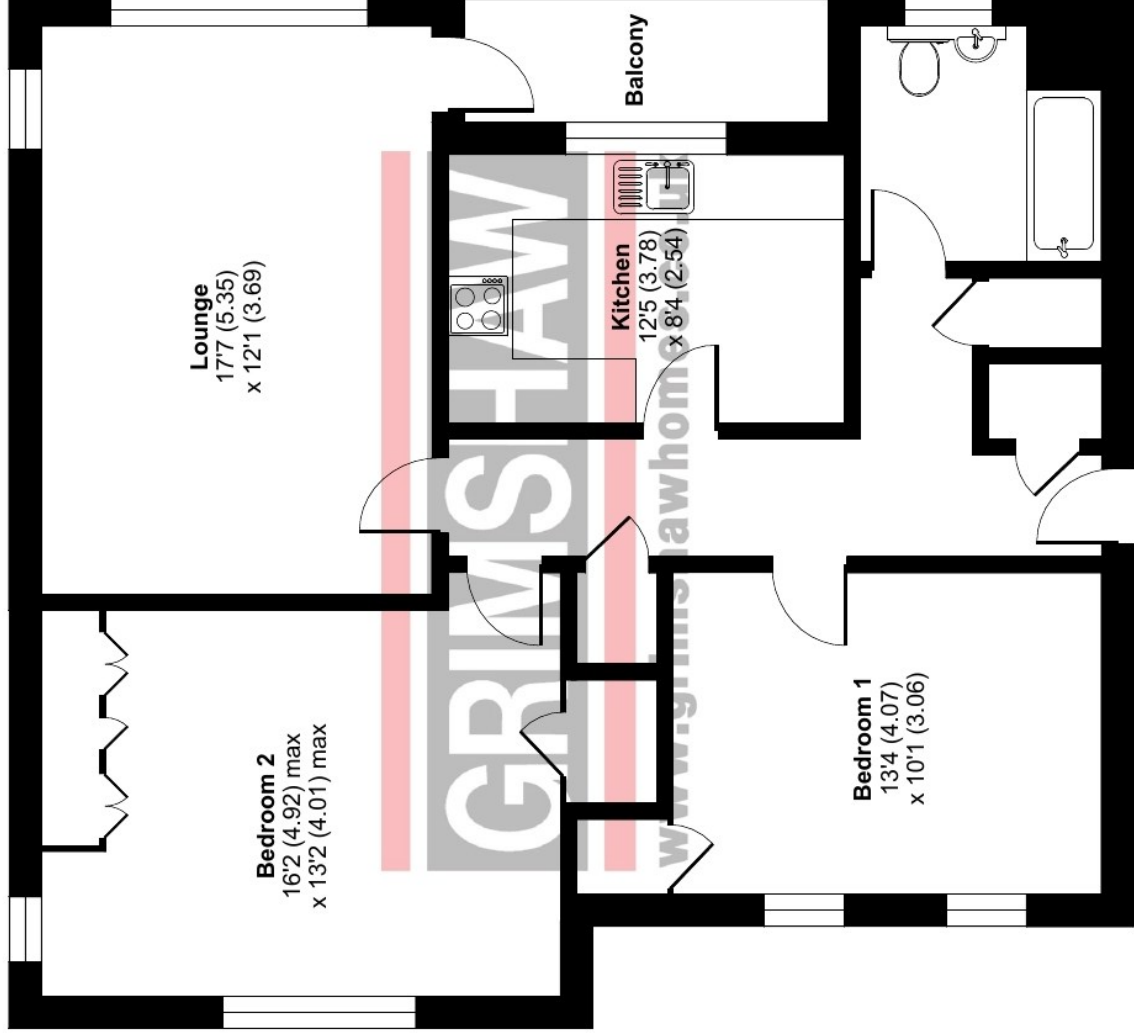
Road connections for A4 and the M4 & M40 motorways.

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

# The Ridings, London, W5

Approximate Area = 888 sq ft / 82.4 sq m

For identification only - Not to scale



## SECOND FLOOR





Lease: 980 years remaining from 25th March 2007

Service charge: £175 per calendar month

Ground rent: £50 per annum

EPC Rating = C

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

Local authority: London Borough of Ealing

Parking: Garage. Controlled parking zone Hanger Hill Zone O

Accessibility: Communal staircase

Connected services and utilities: Electricity: Gas (gas fired boiler and water radiator heating):  
mains drainage: CCTV at the property: no landline: no broadband

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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