



**Thanet Court, Queens Drive, London, W3 0HW**

## ***Welcome to***

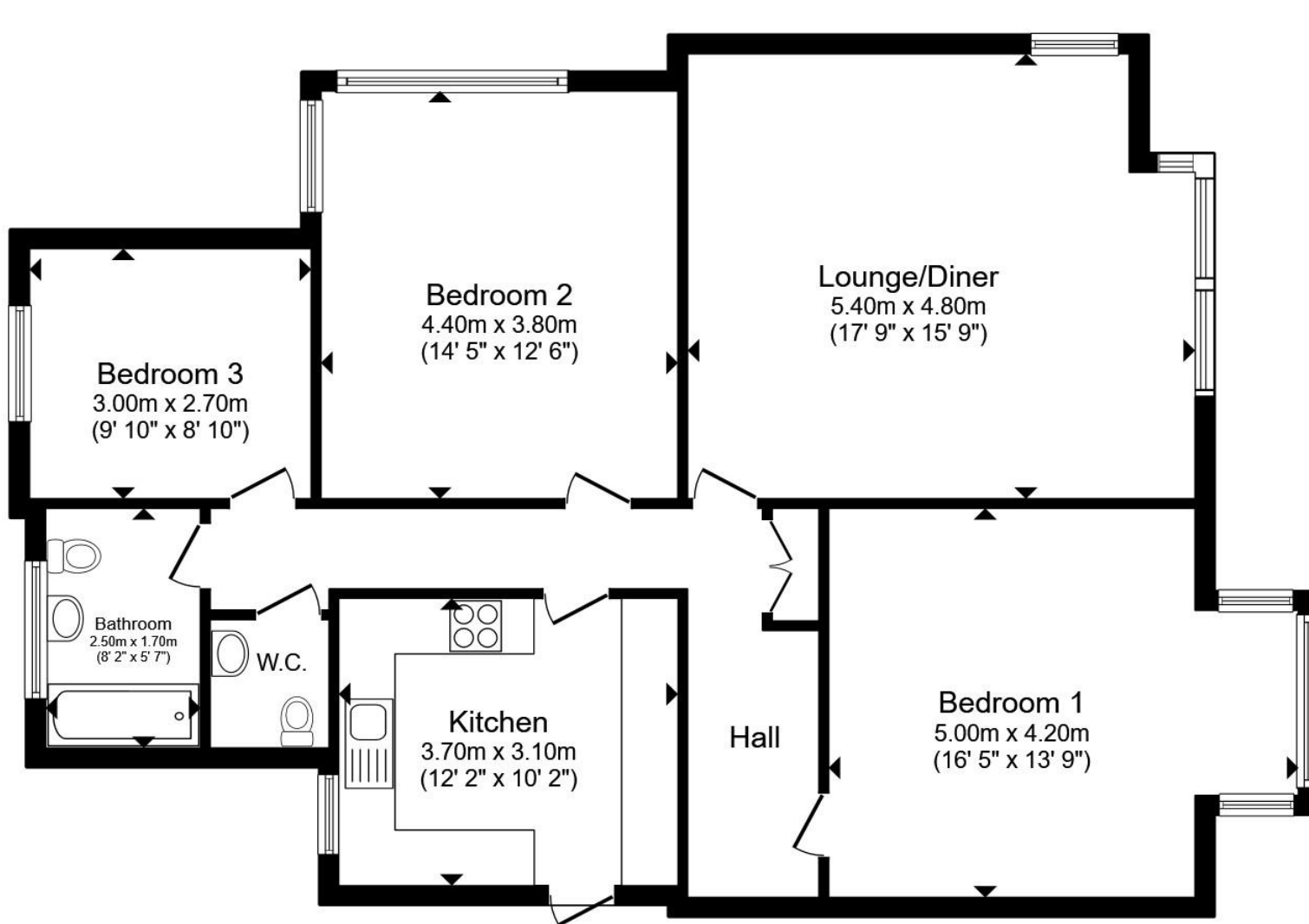
### **Thanet Court, Queens Drive, London**

A beautifully renovated three-bedroom first-floor apartment of approximately 1,075 sq. ft, offered with a share of freehold and one of the estate's larger homes. Predominantly south-facing and one of the estate's few triple-aspect apartments, with windows on three sides providing excellent natural light, attractive garden views and a rare open outlook.

Set within the sought-after Hanger Hill Garden Estate Conservation Area, the property features a bright bay-fronted reception/dining room, a newly fitted separate kitchen with access to the residents' landscaped garden, three double bedrooms, a modern bathroom and a separate WC. Secondary glazing is fitted throughout. Additional benefits include residents parking, a private external storage shed, camera-controlled entry, a weekday caretaker, zero ground rent and a low annual service charge of £2,250.00.

The property is ideally located for highly regarded schools, including several with Outstanding Ofsted ratings, green open spaces and excellent transport links. Ealing Broadway is 0.5 miles away, while West Acton and North Ealing stations are within a 3–4-minute walk, providing access to Elizabeth, Central, District and Piccadilly lines between them. Combining generous proportions, a triple-aspect layout and its mock-Tudor conservation setting, this is a distinctive home in one of Ealing's most established family neighbourhoods. Please note that the private external storage shed is not shown on the floorplan.





## First Floor

Total floor area 99.8 m<sup>2</sup> (1,074 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Thanet Court, Queens Drive, London

- First-floor apartment within the Hanger Hill Garden Estate Conservation Area
- One of the estate's larger and less commonly available apartments
- Rare triple-aspect, predominantly south-facing position
- Three good-sized double bedrooms
- Share of freehold, 971-year lease and circa 1,075 sq ft

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2250.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A beautifully presented and recently renovated first-floor apartment within the sought-after Hanger Hill Garden Estate Conservation Area, benefiting from bright living spaces, excellent transport connections and access to highly regarded local schools.

guide price **£649,900**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL110074](https://barnardmarcus.co.uk/Property/EAL110074)



Property Ref:  
EAL110074 - 0006

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