



## **Thackeray Court, Hanger Vale Lane, Ealing, London W5 3AT Price £450,000 Share in Freehold - No Chain**

**A well-presented, light & airy 1-bedroom first-floor purpose-built apartment with lovely maintained communal gardens. There is a garage nearby which has potential for rental income (subject to permission).**

The entrance hall leads to a reception room of approx 16ft, fitted kitchen, bedroom also of approx 16ft and a bathroom / wash hand basin with a separate WC.

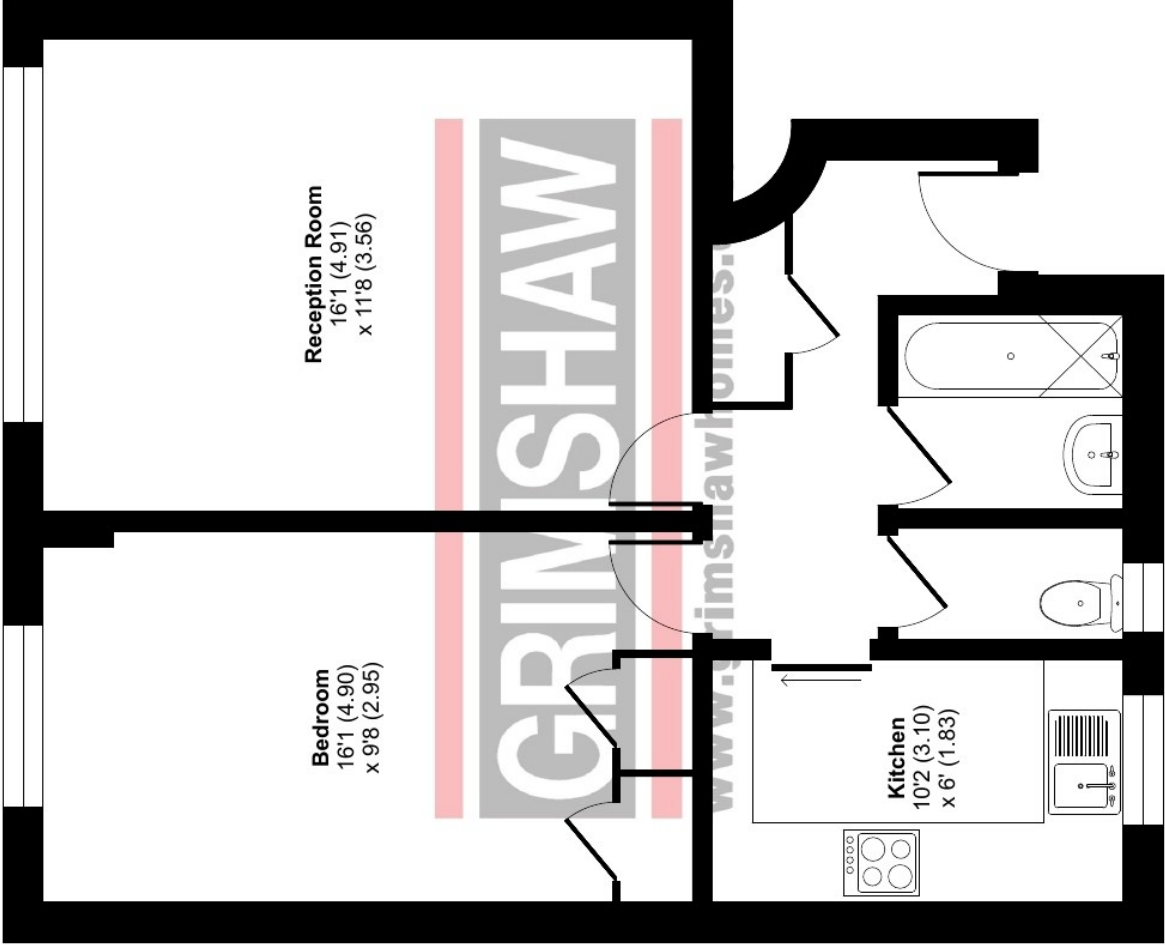
Situated in a good residential location, in landscaped garden surroundings and well-placed for both **North Ealing** & **West Acton** stations with local shopping facilities. With access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous restaurants, bars and shops.

Road connections for A4 and the M4 & M40 motorways.

# Hanger Vale Lane, London, W5

Approximate Area = 522 sq ft / 48.4 sq m

For identification only - Not to scale



**FIRST FLOOR**





Service Charge: £1,382.00 every 6 months

EPC Rating = C

Council tax band = D (£2,138.53 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: Garage nearby with potential for rental income (subject to permission), off-street parking and controlled parking zone (West Acton Zone Z)

Accessibility: Internal staircase

Connected services and utilities: Gas supply (gas heating): electricity supply: mains drainage: no broadband: no landline: no CCTV

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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