



Acantha Court, Montpelier Road, Ealing, London W5 2QP Price £799,950 Share in Freehold - No Chain

This bright and spacious 2 double bedroom second floor flat is offered to the market with no onward chain, allocated parking and a share of the freehold. With passenger lift and access to the maintained communal lawn garden.

The accommodation with an entrance hall leads on to a large south-facing reception room (of approx 20ft), fitted kitchen, 2 bedrooms, an en suite shower room / WC and a family bathroom / WC. The reception room has double doors to a Juliet balcony with lovely views over the communal lawn garden and a bedroom with a balcony.

Outside - there is allocated parking.

Situated in a good residential position, close to a number of local schools including Montpelier & St Gregory's Primaries, St Benedict's, St Augustine's Priory, Durston House and Notting Hill & Ealing High.

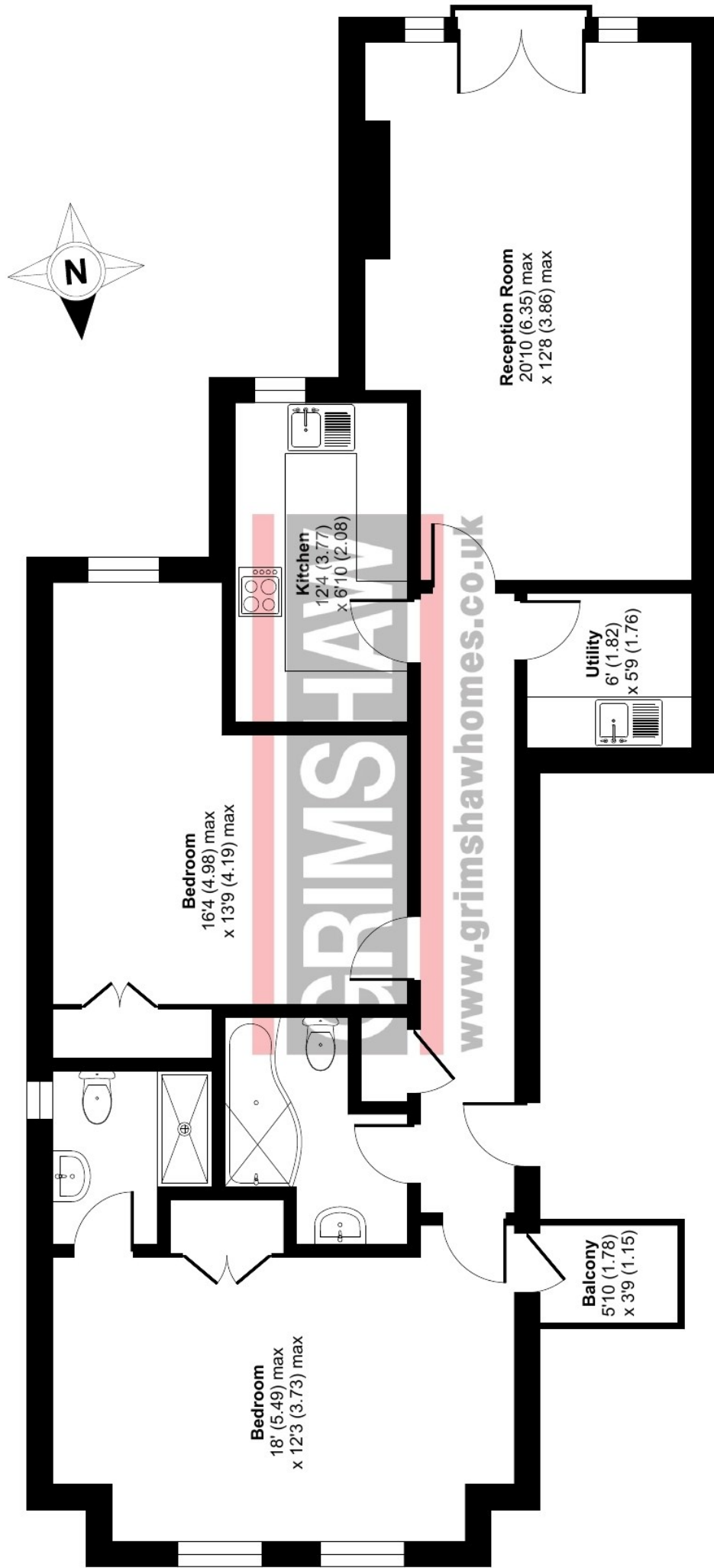
A short walk (approx 0.7 miles) or a bus route nearby towards **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, bars and restaurants. Road links include A4, A40 and M4 & M40 motorways.

The lovely open spaces of Hanger Hill and Montpelier parks are nearby.

Montpelier Road, London, W5

Approximate Area = 1031 sq ft / 95.7 sq m

For identification only - Not to scale







Service charge: £4,131.00 per annum (including maintenance / insurance)

EPC Rating = C

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

Local authority: London Borough of Ealing

Parking: Allocated parking

Accessibility: Internal staircase and passenger lift

Connected services and utilities: Gas supply (gas heating and Worcester boiler): electricity supply: mains drainage: broadband connected: landline (not used)

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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