

Linden Court, Brunswick Road, Ealing, London W5 1AL

Price £429,950 Leasehold - No Chain

GRIMSHAW

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A modernised, well-appointed, 2-bedroom ground-floor flat in this purpose-built popular block. With an entryphone system and communal grounds.

The entrance hall leads to a spacious reception room (of approx 20ft), fitted kitchen, 2 bedrooms and a bathroom / WC.

Situated on the favoured **Greystoke Park Estate**, just a few minutes' walk to **Hanger Lane** station with local shopping facilities and also well-placed for **Park Royal** station also with local shopping facilities. Several bus routes for **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shops, restaurants and bars.

Pitshanger Lane Village (previously awarded high street of the year) is approx 0.8 miles away with shopping facilities, cafes, bars and restaurants. The beautiful open spaces of Hanger Hill and Pitshanger parks are nearby as well as Fox Wood nature reserve.

Road connections include A406 / North Circular Road, A4, A40 / Western Avenue and the M4 & M40 motorways.

Local schools include St Benedict's, St Augustine's Priory, Notting Hill & Ealing High and Ada Lovelace CofE High.



















Lease: 956 years remaining (started on 25th December 1983)

Service charge / maintenance charge: £2,800 per annum including ground rent

EPC Rating: C

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

Local authority: London Borough of Ealing

Connected services and utilities: Electricity: mains gas (gas central heating and combi boiler): mains drainage.

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.

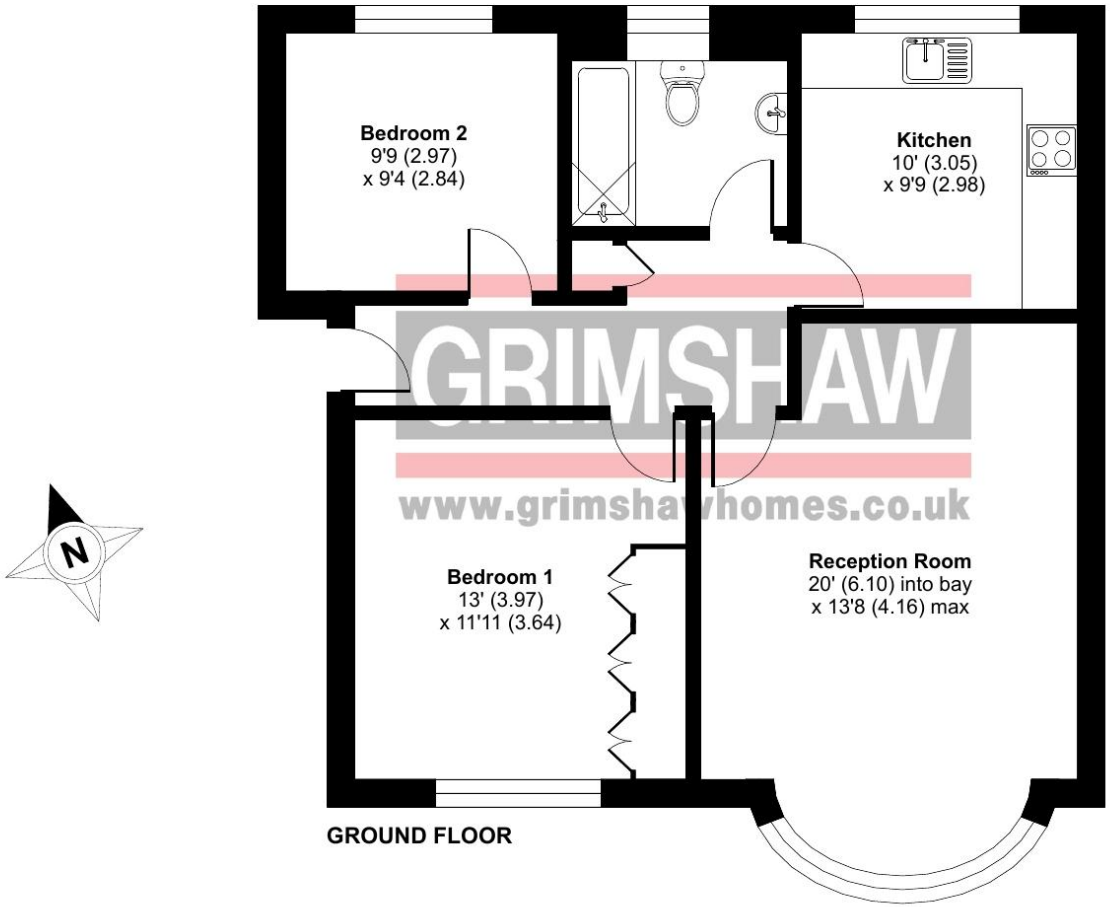
All subject to confirmation.

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Brunswick Road, London, W5

Approximate Area = 755 sq ft / 70.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Grimshaw & Co. REF: 1543405

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