



## **Thackeray Court, Hanger Vale Lane, Ealing, London W5 3AT Price £825,000 Share in Freehold - No Chain**

**A 3-bedroom penthouse flat (top floor) with a large west-facing roof terrace of approx 33ft and panoramic views. The property benefits from a double garage and also off-street parking.**

The property comprises entrance hall, large L-shaped reception room of approx 27ft with wood parquet floor and access to the large roof terrace, fitted kitchen, cloakroom, 3 bedrooms and 2 shower rooms (1 en suite).

Outside are maintained communal grounds, double garage and off-street parking.

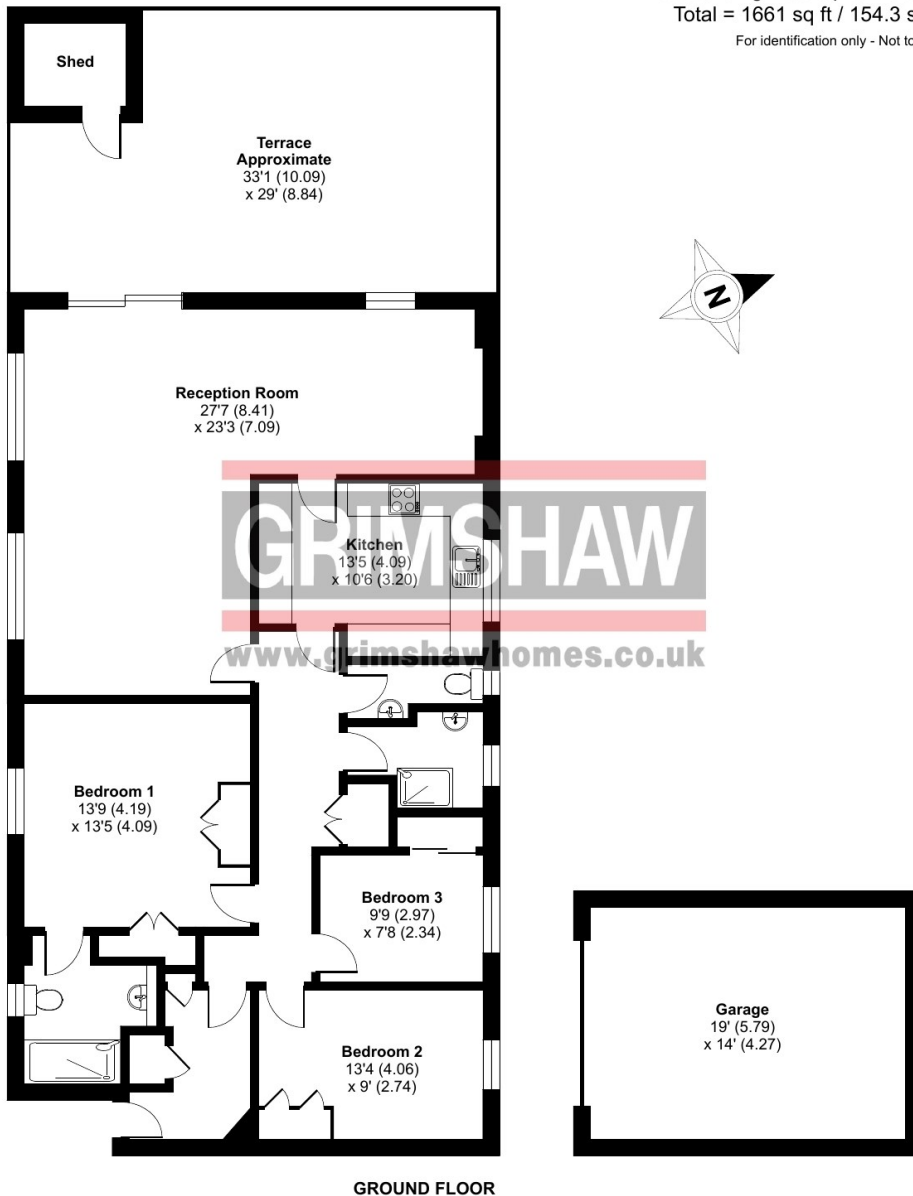
Situated in a good residential location, in landscaped garden surroundings and enjoying leafy views. Well-placed for both **North Ealing & West Acton** stations & local shopping facilities and with access to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous restaurants, bars and shops. Road connections for A4 and the M4 & M40 motorways. Local schools include West Acton Primary, Ellen Wilkinson High, Montpelier Primary, Ada Lovelace CofE High, Acton High and Twyford (CofE) High.



# Thackeray Court, Hanger Vale Lane, London, W5

Approximate Area = 1367 sq ft / 126.9 sq m  
Garage = 264 sq ft / 24.5 sq m  
Outbuilding = 30 sq ft / 2.8 sq m  
Total = 1661 sq ft / 154.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Grimshaw & Co. REF: 1151790

EPC Rating = D

Service charge: £2,530 payable every 6 months (subject to confirmation)

Ground rent: Nil (subject to confirmation)

Council tax band = E (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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