



**Ealcom Court, Tring Avenue, Ealing, London W5 3QF  
Price £495,000 Leasehold - No Chain**

**A good sized 2-bedroom ground-floor purpose-built flat with a garage and off-street parking. The property benefits from an entry phone system and maintained communal grounds.**

The accommodation comprises entrance hall, reception room, fitted kitchen, 2 double bedrooms and a bathroom.

Outside are communal lawn grounds and a garage in a separate block with off-street parking.

Very conveniently situated, a short walk to **Ealing Common** station with local shopping facilities and the lovely open spaces of Ealing Common. Easy access to **Ealing Broadway** station with Elizabeth Line & town centre. Road connections include A4 and M4 & M40 motorways. Well-placed for a number of local schools including Grange Primary, Acton High, Mount Carmel Primary, Twyford CofE High, Little Ealing Primary and Ellen Wilkinson High.



# Ealcom Court, Tring Avenue, London, W5

Approximate Area = 748 sq ft / 69.4 sq m  
Garage = 63 sq ft / 5.8 sq m  
Total = 811 sq ft / 75.2 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grimshaw & Co. REF: 1191565



Lease: 180 years (subject to confirmation)  
Ground rent: Peppercorn (subject to confirmation)  
Service Charge: £2,321 per annum (subject to confirmation)

EPC Rating = C  
Council tax band = D (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.**

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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

