



**Marcourt Lawns, Hillcrest Road, Ealing, London W5 1HN  
Price £625,000 Leasehold**

**A 2-bedroom, light & airy purpose-built apartment with communal garden and parking space.**

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

Outside is a communal garden and a parking space.

Total approx floor area 92.44 sq m / 995.0 sq ft

Located in this prestigious block and alongside the lovely open space of Hanger Hill Park. With access to **Hanger Lane** station and **Ealing Broadway** station with Elizabeth Line connection & town centre and the M4 & M40 motorways. Well-placed for a number of local schools including Montpelier Primary, Twyford CofE High, Holy Family Catholic Primary, Ada Lovelace CofE High, St Gregory's Primary and Ellen Wilkinson High.





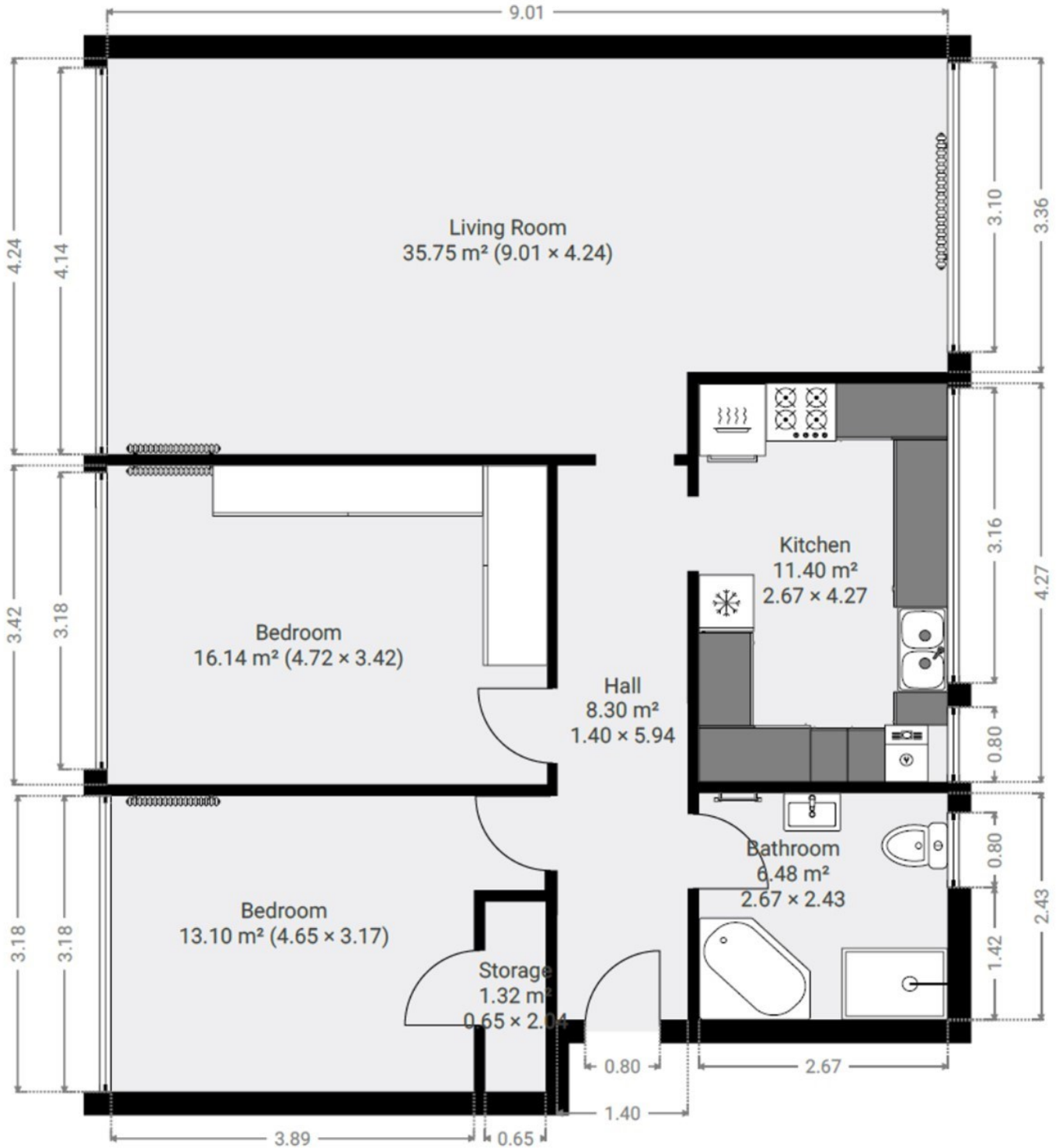
## 2 Marcourt Lawns

TOTAL AREA: 92.44 m<sup>2</sup> • LIVING AREA: 92.44 m<sup>2</sup> • FLOORS: 1 • ROOMS: 7



### ▼ Ground Floor

TOTAL AREA: 92.44 m<sup>2</sup> • LIVING AREA: 92.44 m<sup>2</sup> • ROOMS: 7



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0.0 0.5 1.0 1.5 2.0 2.5m

1:59  
Page 1/1





Lease: 150 years (subject to confirmation)

Service charge: £110 per calendar month (subject to confirmation)

Ground rent: To be confirmed

EPC Rating = C

Council tax band = E (£2,381.31 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Off-street parking.

Accessibility: stairs and communal passenger lift

Connected services and utilities: Electricity: mains gas (boiler and radiator heating): mains drainage

Surface water: 'Low' means between 0.1% and 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.

16.01.2025 Ref: 9905

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