



**Marcourt Lawns, Hillcrest Road, Ealing, London W5 1HN  
Price £650,000 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.

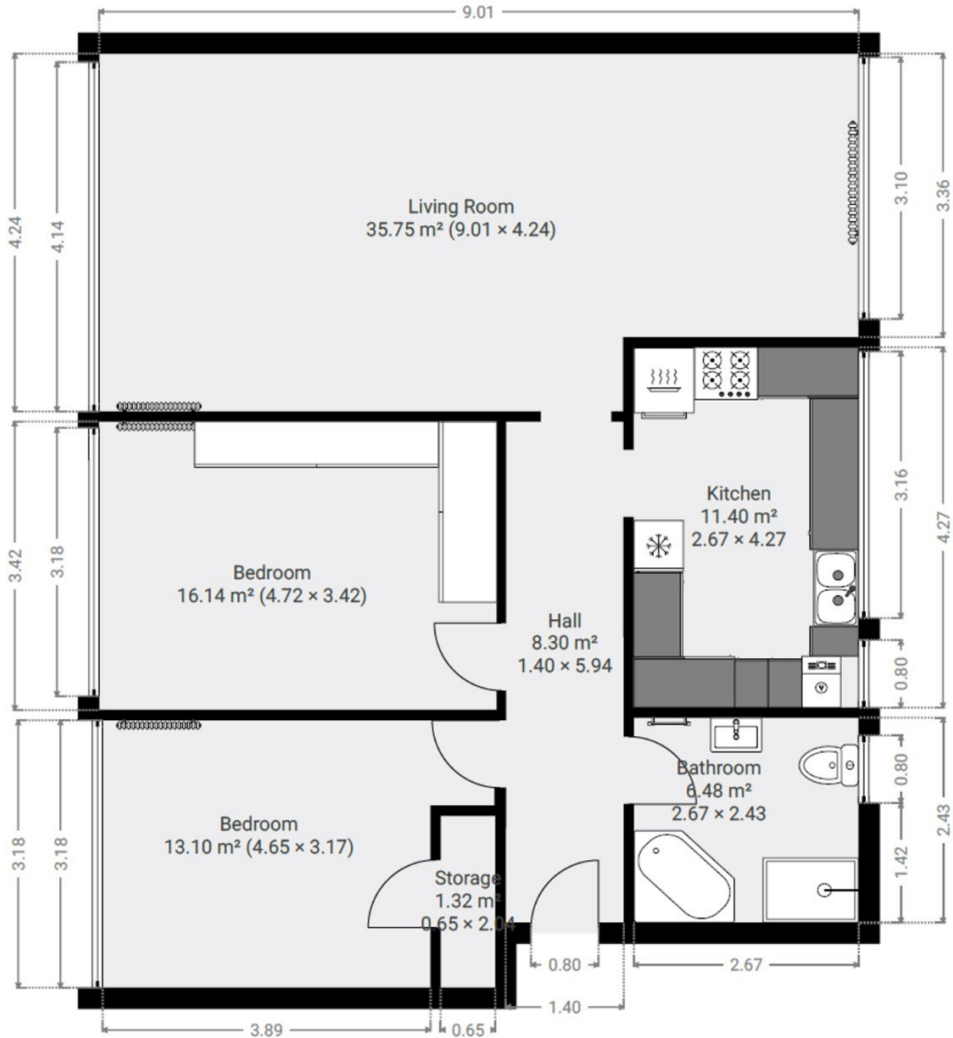
Total approx floor area 92.44 sq m / 995.0 sq ft

Located in this prestigious block and alongside the lovely open space of Hanger Hill Park. 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.



▼ Ground Floor

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



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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 (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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