



**£700,000 Share of Freehold**  
MONTPELIER COURT, MONTPELIER ROAD, EALING, W5 2QN









**A REALLY SPACIOUS TWO / THREE BEDROOM FIRST FLOOR MANSION FLAT IN THIS PRIME LOCATION OVERLOOKING THE NATURE RESERVE IN MONTEPELIER PARK**

Excellent location in this elevated position, rightly regarded as one of Ealing's most enviable spots. Just by and overlooking the lovely Montpelier Park and a comfortable stroll from Haven Green with Ealing Broadway Town Centre and the new Elizabeth Crossrail Line and underground stations.

This light and airy first floor flat enjoys leafy views as far as Harrow and Horsenden Hills. It forms part of this favoured and well-maintained Art Deco mansion block and is approached via elegant communal areas with an automatic lift. A comfortable and well-appointed home yet retains the ambience, grace, and features of original 1930's period. The flat would now benefit from general modernisation.

The property offers: Spacious Entrance hall. Good size sitting room. Dining room / bedroom 3. Well-appointed kitchen Two double bedrooms. Smart bathroom. Gas central heating assisted by double glazing. Use of extensive communal grounds.

Share of Freehold: Underlying lease 999 Years from 2005  
 Service Charge: £3,717.24 p.a. - To include buildings insurance, lift and other maintenance.

**COUNCIL TAX BAND: D**

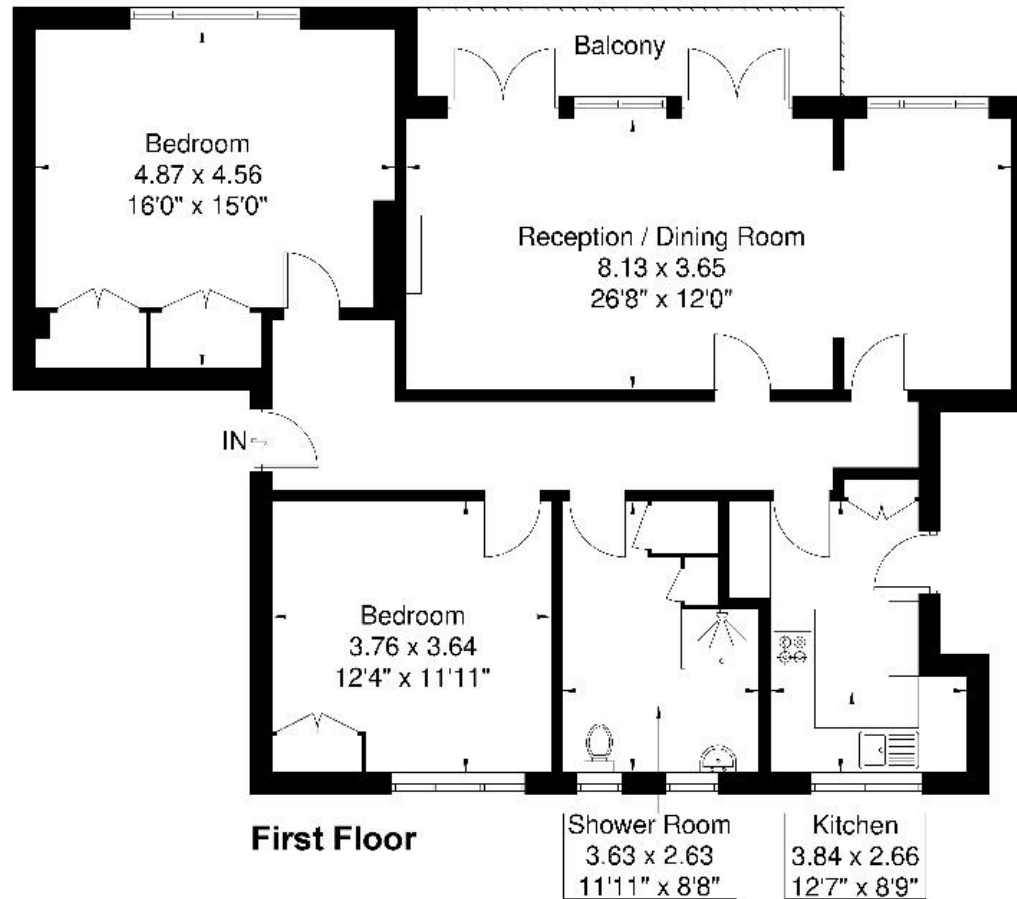
**EPC Rating: C**




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 020 8566 1990

# Montpellier Court

Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.

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