



Park View Lodge, Culmington Road, Ealing, London W13 9NJ **Price £625,000 Share in Freehold**

Set in this sought-after location - a spacious 3-bedroom second-floor purpose-built flat in a block of just 6 flats. With an east / west aspect, garage at the rear and lovely views over the communal rear lawn garden.

The entrance hall leads to 17ft reception room, fitted kitchen, 3 bedrooms and a shower room.

Outside is a lovely communal rear lawn garden, off-street parking and a garage at the rear.

Situated in a desirable location, in the **Ealing Green** conservation area and between the open spaces of Walpole and Lammas parks.

With access to **Ealing Broadway** (Central Line, Elizabeth Line and District Line) connections, Ealing town centre, **South Ealing** (Picadilly Line) and **Northfields** (Picadilly Line) stations.

Road connections to A4, M4 & M40 motorways.

Local schools include Grange Primary, Ada Lovelace CofE High, Christ the Saviour CofE Primary, Elthorne Park High, St John's Primary, Ellen Wilkinson High and Ealing Fields High.



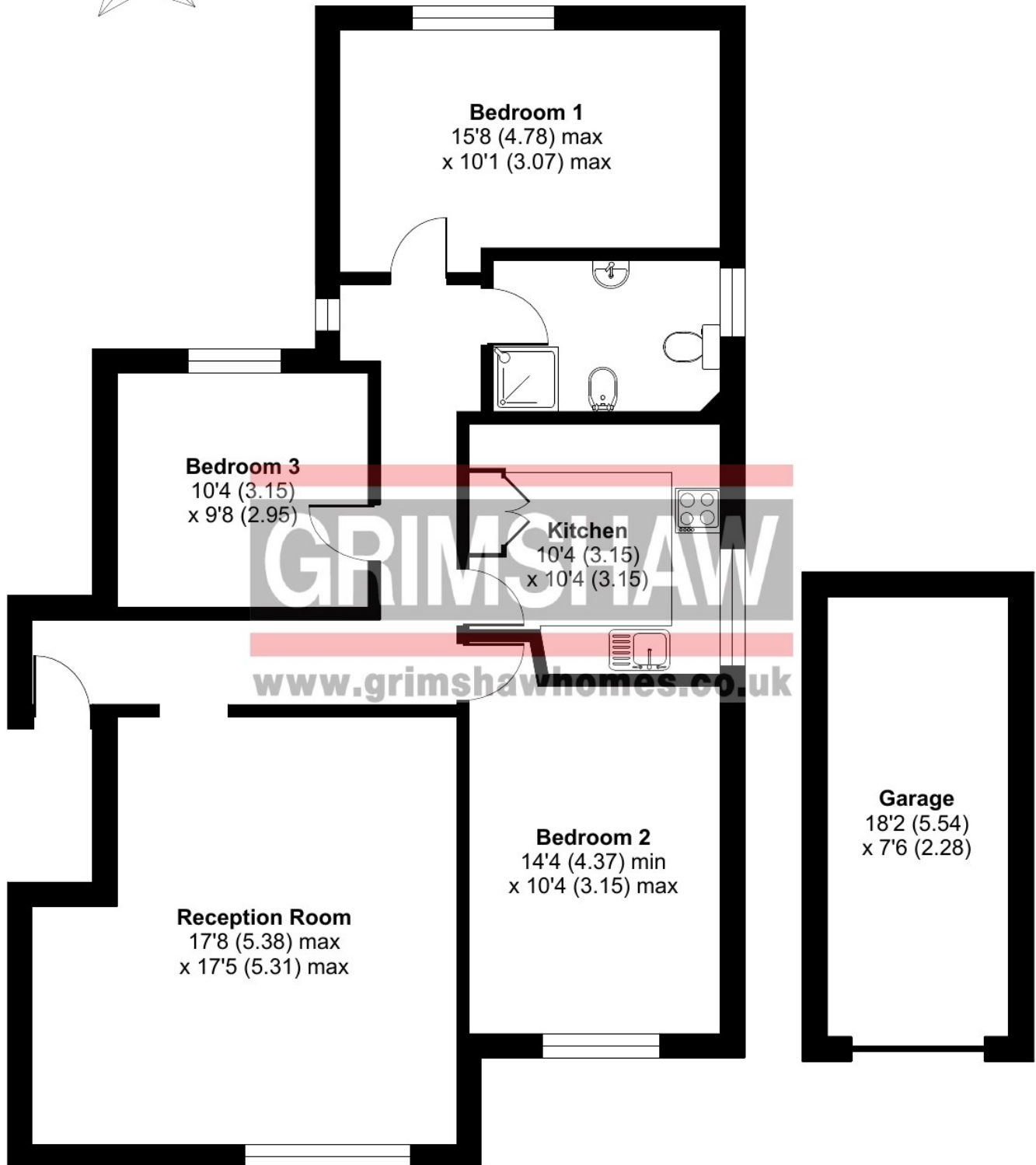
Culmington Road, London, W13

Approximate Area = 1009 sq ft / 93.7 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1145 sq ft / 106.3 sq m

For identification only - Not to scale



SECOND FLOOR





EPC Rating = E

Council tax band = E (£2,494.57 for 2025/2026)

Service charge: estimated £300 + VAT per calendar month for 2025/2026

Local authority: London Borough of Ealing

Parking: Garage and off-street parking. Controlled parking zone: Ealing Dean zone JJ

Connected services and utilities: Electricity: mains gas (gas combi boiler and radiator heating): mains drainage: broadband connected: landline connected

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.

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