



THE GROVE, LONDON, W5
£599,950 LEASEHOLD

Term: Expires - 04/08/2267
Service Charge: £1500 per annum
Ground Rent: £ 250 Annually (subject to increase)
(information supplied by vendor)

Council Tax Band: E
EPC: B

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk



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DESCRIPTION:

A superb two bedroom flat in the heart of Ealing Broadway. Located on the first floor, the flat provides dynamic open plan living with two well-proportioned bedrooms accompanied by two bathrooms. Off the living space is the benefit of a private balcony, whilst the flat is also finished to the highest of standards. This modern four storey block is in the perfect location for all that Ealing Broadway has to offer. Not only are the many amenities that it has to offer on your doorstep, but also it is ideal for connections in and out of London, particularly being only a short walk to the soon to be Crossrail station of Ealing Broadway (0.4m). This flat is the ideal opportunity for any discerning commuter.



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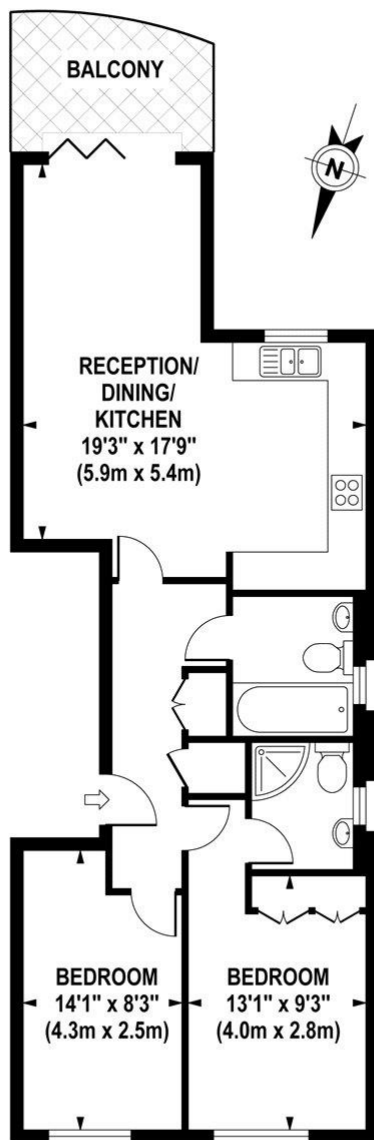


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THE GROVE

Approximate Gross Internal Area 721 sq ft / 67.0 sq m



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 721 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

DE-PHOTOGRAPHY.NET

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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