



Grange Road, W5

£465,000 *Leasehold*

2  1  1 

Stylishly appointed two-bedroom apartment with private entrance, patio, and parking, set in a charming period conversion.

KEY FEATURES

- Period conversion
- Private patio
- Off-street parking
- Good decorative order
- Sought-after location
- Moments away from Ealing Broadway



Ealing & Acton

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DESCRIPTION

Well-presented two bedroom apartment set within a period conversion benefitting from its own private entrance, private patio and an off-street parking space. Boasting approximately 551 square feet of internal accommodation, the property is comprised of two bedrooms, a modern tiled bathroom and open plan reception room with fully-equipped kitchen. The flat further benefits from wood floors and double-glazed windows.





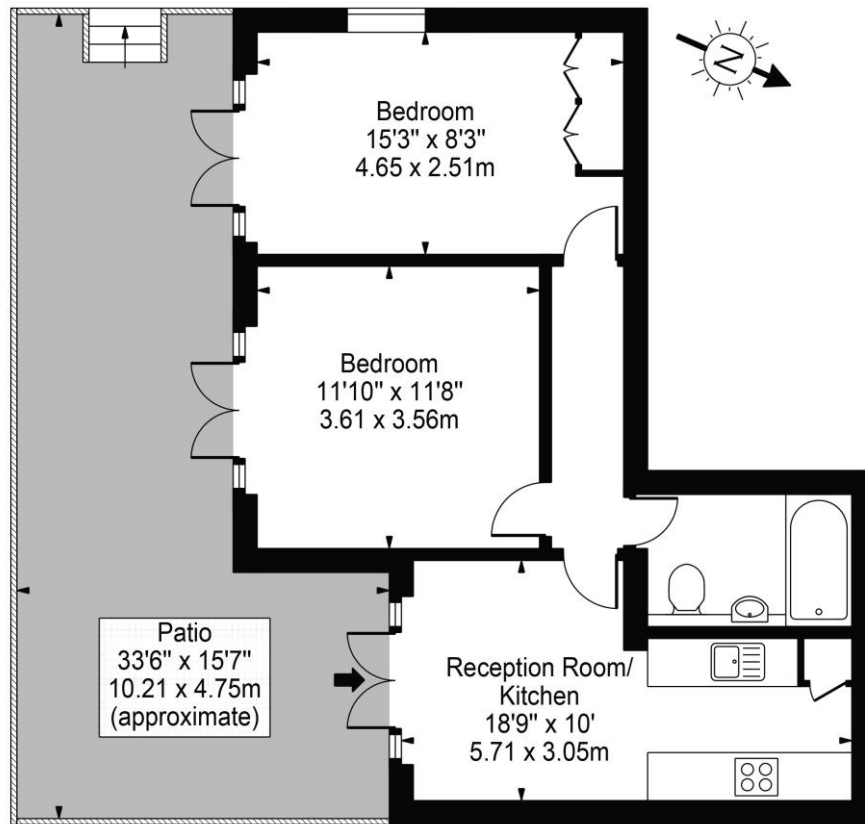
LOCATION

The property is situated in a sought-after area within close proximity of the numerous amenities of Ealing Broadway. The open green spaces of Ealing Common and Walpole Park are just short walk away. Commuters benefit from a variety of transport links including Ealing Broadway train station (Elizabeth Line) which is just 0.5 miles away.



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Approx. Gross Internal Area 551 Sq Ft - 51.19 Sq M



Lower Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

MATERIAL INFO

Tenure: Leasehold

Term: New 125 year lease being granted

Service Charge: £2,246.35 per annum

Ground Rent: Peppercorn

Council Tax Band: D

EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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