



## THE GROVE, LONDON, W5 £650,000 LEASEHOLD

Lease: 250 years from 2018 (approx. 244 years remaining)

Ground Rent: £250 per annum

Service Charge: £2,295 per annum

*(information supplied by vendor)*

EPC: Band B

Council Tax: Band E

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## DESCRIPTION:

A three bedroom flat in the heart of Ealing Broadway. Located on the lower ground floor, the flat provides dynamic open plan living with three double bedrooms accompanied by two bathrooms. Off the living space is the benefit of a 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.

*\*please note imagery taken prior to current tenancy*



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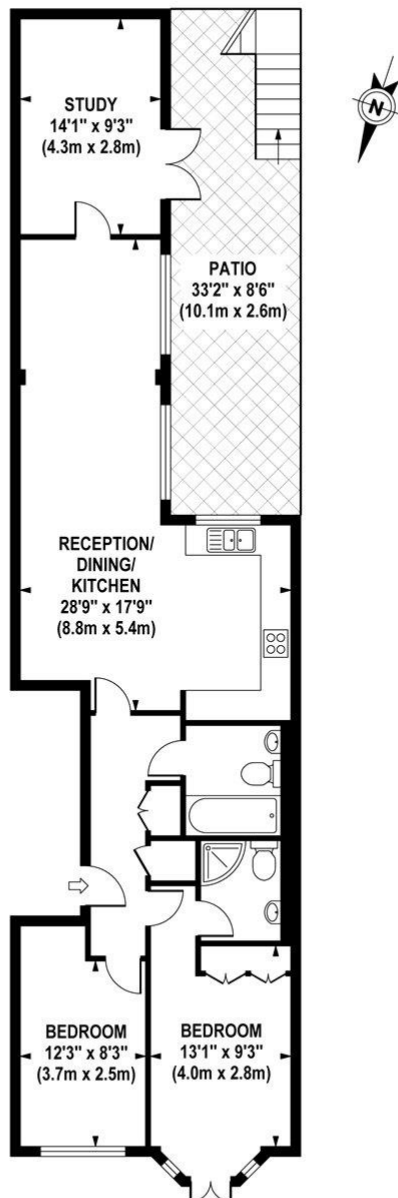


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## THE GROVE

Approximate Gross Internal Area 953 sq ft / 88.5 sq m



**BASEMENT FLOOR  
GROSS INTERNAL  
FLOOR AREA 953 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-)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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