



GRANGE PARK, W5

£475,000 LEASEHOLD

Lease: 125 years from 25/06/2015 (approx. 116 years remaining)

Ground Rent: £250 per annum

Service Charge: Ad-Hoc

(information supplied by vendor)

EPC: Band B

Council Tax: Band D

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DESCRIPTION:

Modern and spacious two bedroom apartment which occupies the top floor of a well-maintained converted period house. The property is in very good decorative order throughout and is offered to the market with no onward chain. It provides 551 sq ft of internal accommodation and comprises two bedrooms, a contemporary family bathroom and a spacious open-plan living room with fully-equipped kitchen. The flat further benefits from wood floors, double-glazed windows and off-street parking in the front driveway.

The property is situated in a sought-after location 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).



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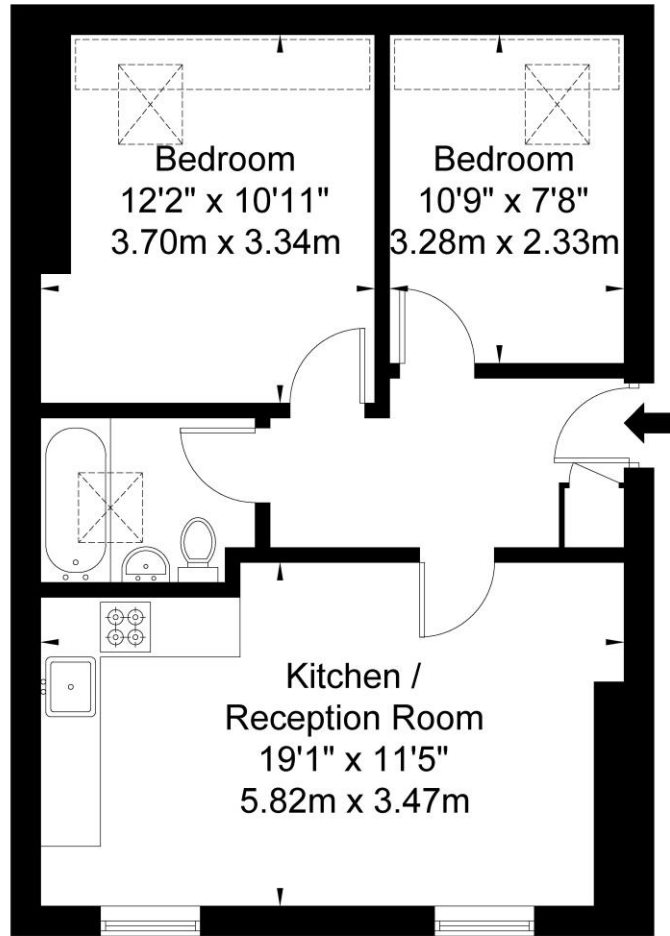
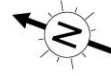
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Approx Gross Internal Area = 51.2 sq m / 551 sq ft



= Reduced headroom below 1.5m / 5'0"



Fourth Floor

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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		
(81-91)	B	81	81
(69-80)	C		
(54-68)	D		
(39-53)	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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