



THE GROVE, LONDON, W5 £495,000 LEASEHOLD

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

Ground Rent: £250 per annum

Service Charge: £2,300 per annum

(information supplied by vendor)

EPC: Band B

Council Tax: Band D

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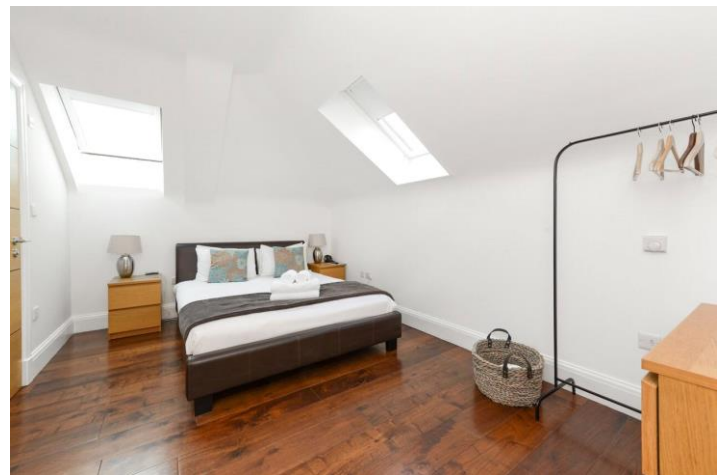
DESCRIPTION:

Winkworth are proud to offer this wonderful top floor flat in the heart of Ealing Broadway. Located in a modern four storey property this bright apartment boasts contemporary features throughout. Superbly arranged, this flat has an open plan kitchen and living space which is flooded by natural light, which leads out to a Juliette balcony. A large ensuite double bedroom is accompanied by a second bedroom and a separate cloakroom. The property is ideal for commuters, being only a short walk to Ealing Broadway underground, National Rail and Elizabeth Line station (0.2m) and a stone's throw away from numerous bus routes into central London. Ealing Broadway is a hive of activity with an array of shops, restaurants and cafés making daily living incredibly convenient, this flat is the ideal opportunity for those seeking to be connected.



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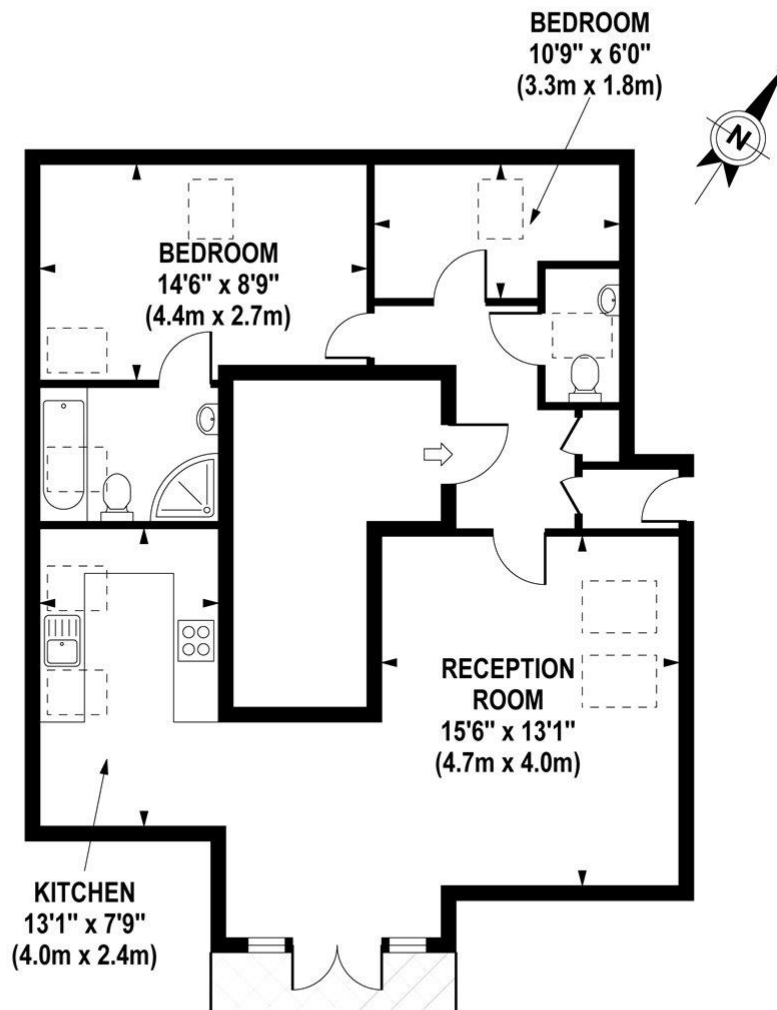
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THE GROVE

Approximate Gross Internal Area 726 sq ft / 67.4 sq m



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 726 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			
(10-14) A			
(15-17) B			
(18-20) C		86	86
(21-23) D			
(24-26) E			
(27-29) F			
(30-35) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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