



Grange Park, W5

£425,000 *Share of Freehold*



A beautifully presented top-floor period conversion offering 634 sq ft of bright, well-designed living space, complete with share of freehold and future potential. Combining character features with an inviting open-plan layout, this home is ideal for stylish city living.

KEY FEATURES

- Share Of Freehold
- Ealing Broadway 0.6 miles (District, Central, Elizabeth)
- Ealing Common 0.6 miles (Piccadilly, District)
- Period Conversion
- Loft Extension Potential *(information provided by seller)*



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DESCRIPTION

Offering 634 sq ft of well-arranged accommodation, this attractive top floor period house conversion is accessed via a first-floor entrance, with an internal staircase rising to the second floor.

The property features a bright open-plan kitchen and reception room to the front, creating an inviting living and entertaining space, enhanced by a gas fireplace as a charming focal point. To the rear is a generously sized bedroom, complemented by a well-appointed bathroom positioned to the side. The flat is presented in good condition throughout.

Further advantages include a share of freehold, residents' parking permits available, and the property has loft extension potential (*information provided by seller*). Further details regarding these are available upon enquiry.





MATERIAL INFO

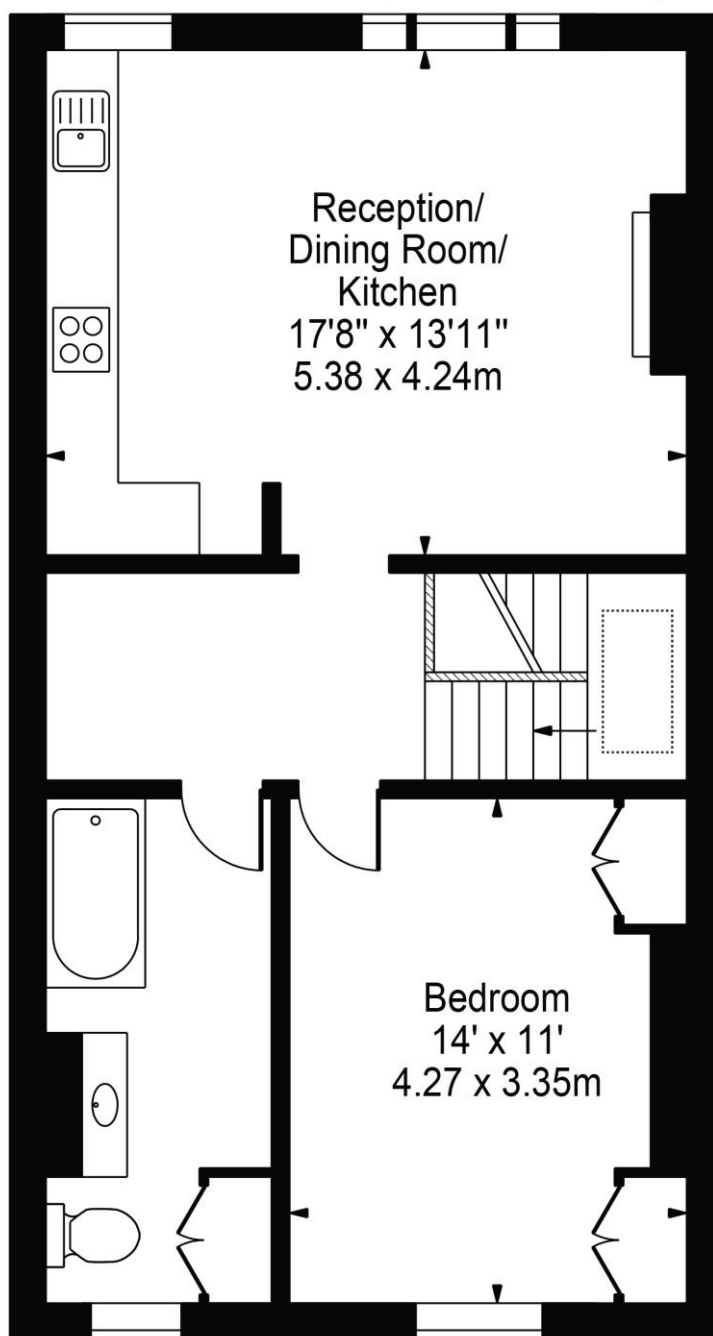
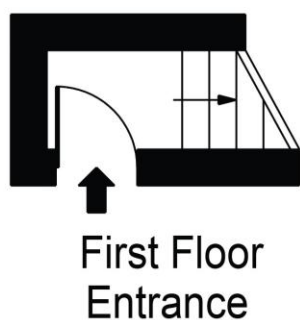
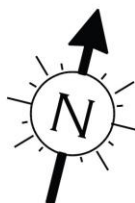
Tenure: Share of Freehold
Term: N/A
Service Charge: £2000 per annum (subject to increase)
Ground Rent: Nil
Council Tax Band: D
EPC rating: C

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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx. Gross Internal Area 634 Sq Ft - 58.90 Sq M



Second Floor

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

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