



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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0208 896 0123 | ealing@winkworth.co.uk

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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

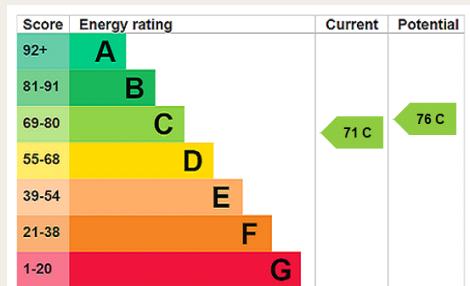
Service Charge: £2000 per annum (subject to increase)

Ground Rent: Nil

Council Tax Band: D

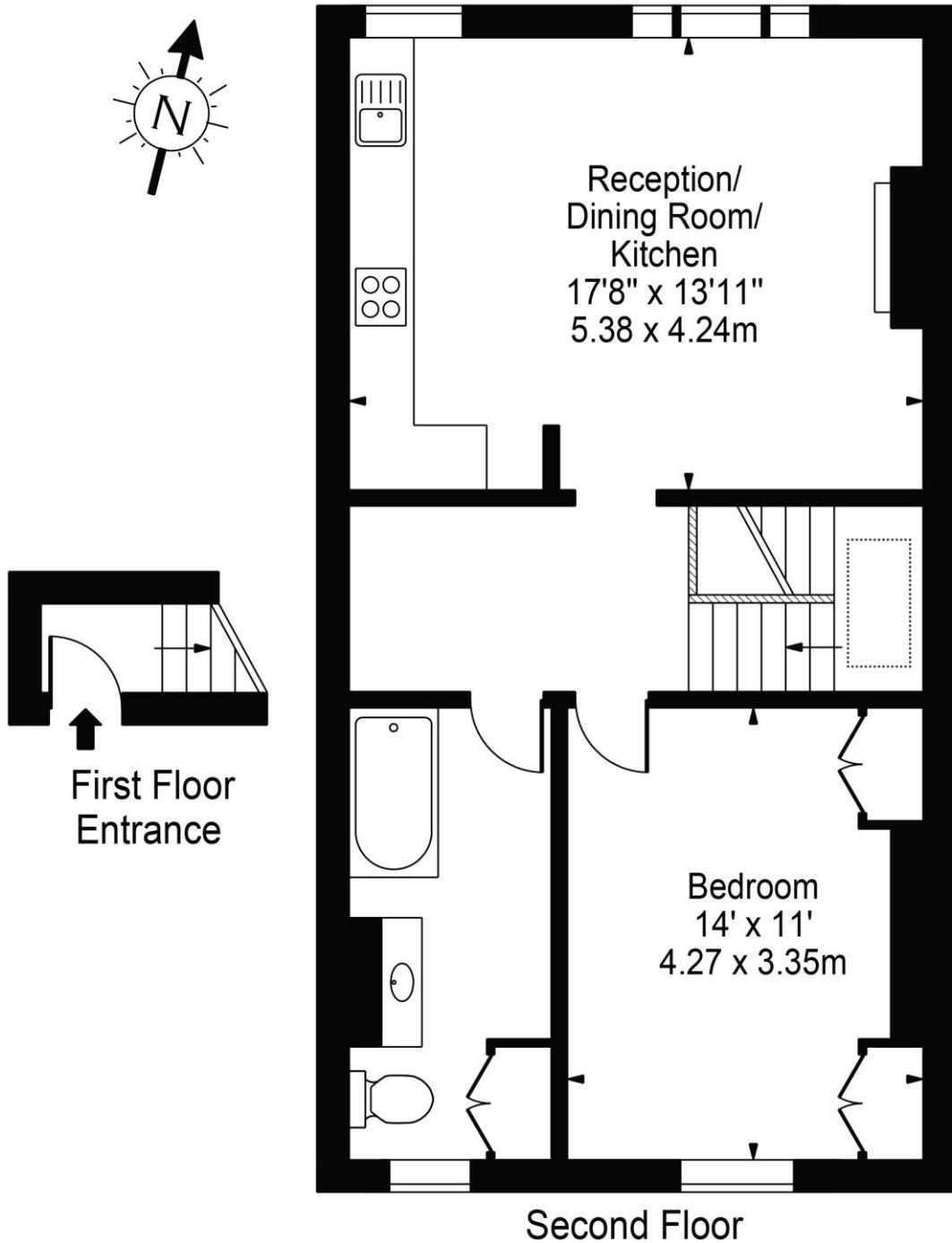
EPC rating: C

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.



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



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.

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