



Grange Park, W5

£399,950 *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 Space Demise



Ealing & Acton

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 space demise. Further details regarding these are available upon enquiry.





MATERIAL INFO

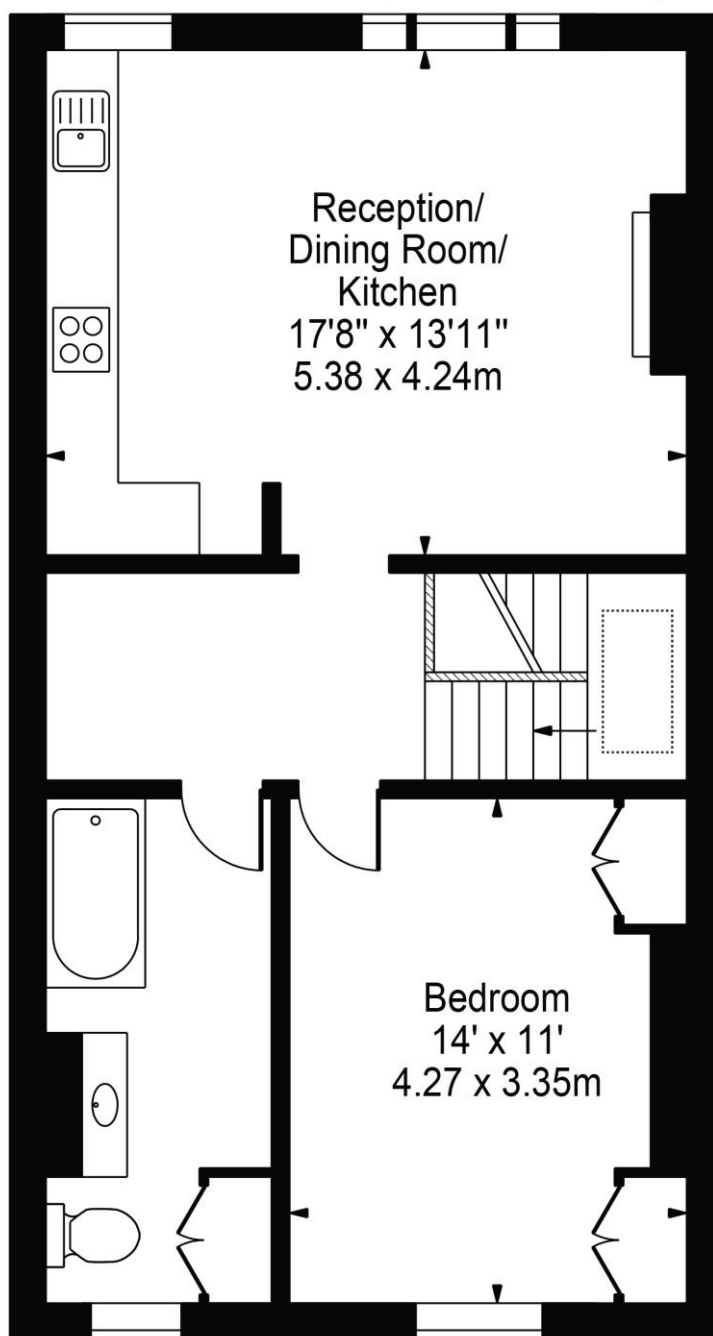
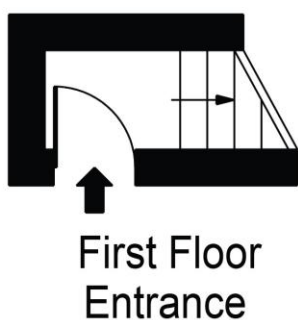
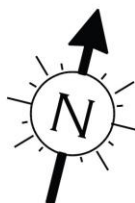
Tenure: Share of Freehold
Term: N/A
Service Charge: £2000 per annum (subject to increase)
Ground Rent: Nil
Council Tax Band: D
EPC rating: C

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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