



Grange Park, W5

£325,000 *Share of Freehold*

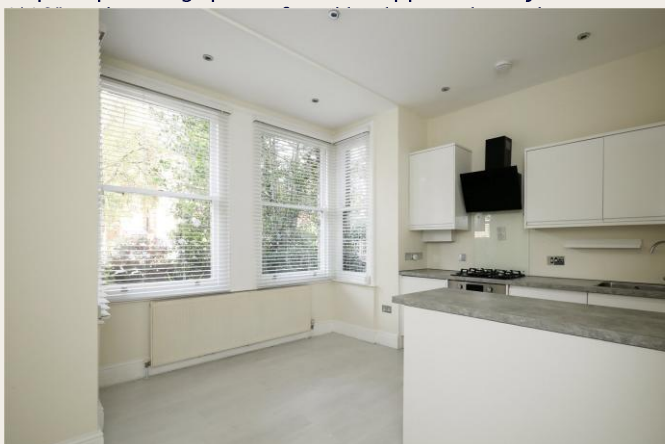


Situated in the sought-after Grange Park, W5, this well-proportioned one-bedroom ground floor property offers approximately 297 sq ft (27.59 sq m) of accommodation. The property provides a practical layout with a bright open-plan reception room and kitchen, a separate double bedroom and a modern shower room.

The principal living space measures approximately 13'10" x

KEY FEATURES

- Share of Freehold
- One Bed
- One bath



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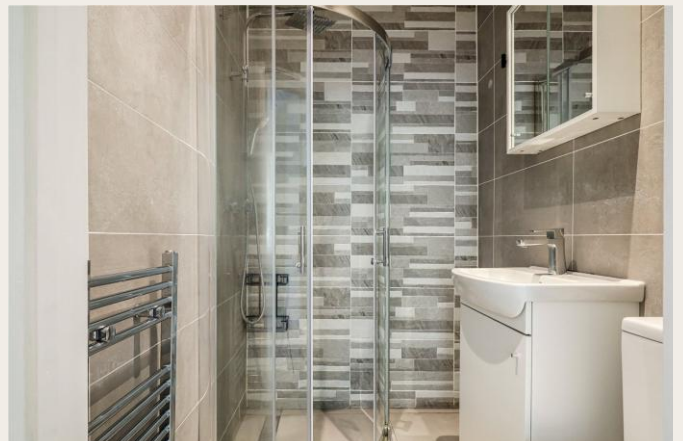


DESCRIPTION

The principal living space measures approximately 13'10" x 11'10" and incorporates a fitted kitchen, with windows to two aspects providing good natural light. The bedroom is also well proportioned at approximately 9'1" x 8'7", while the separate shower room is conveniently positioned off the entrance hall. The property would make an ideal first-time purchase or investment opportunity, with the accommodation offering a good balance of living and bedroom space for its overall footprint.

LOCATION

Grange Park is a highly regarded residential area, positioned close to the open green spaces of Ealing Common, with local shops, cafés and restaurants also within easy reach. Ealing Common Underground Station is approximately 0.4 miles away, while Ealing Broadway is approximately 0.5 miles away, providing access to the Elizabeth, Central and District lines. The area is also well connected by road and public transport, with a good selection of schools and amenities nearby.





MATERIAL INFO

Tenure: Share of Freehold

Term: 100 year and 11 months

Service Charge: £75 per annum

Ground Rent: £ 450 Annually (subject to increase)

Council Tax Band: B

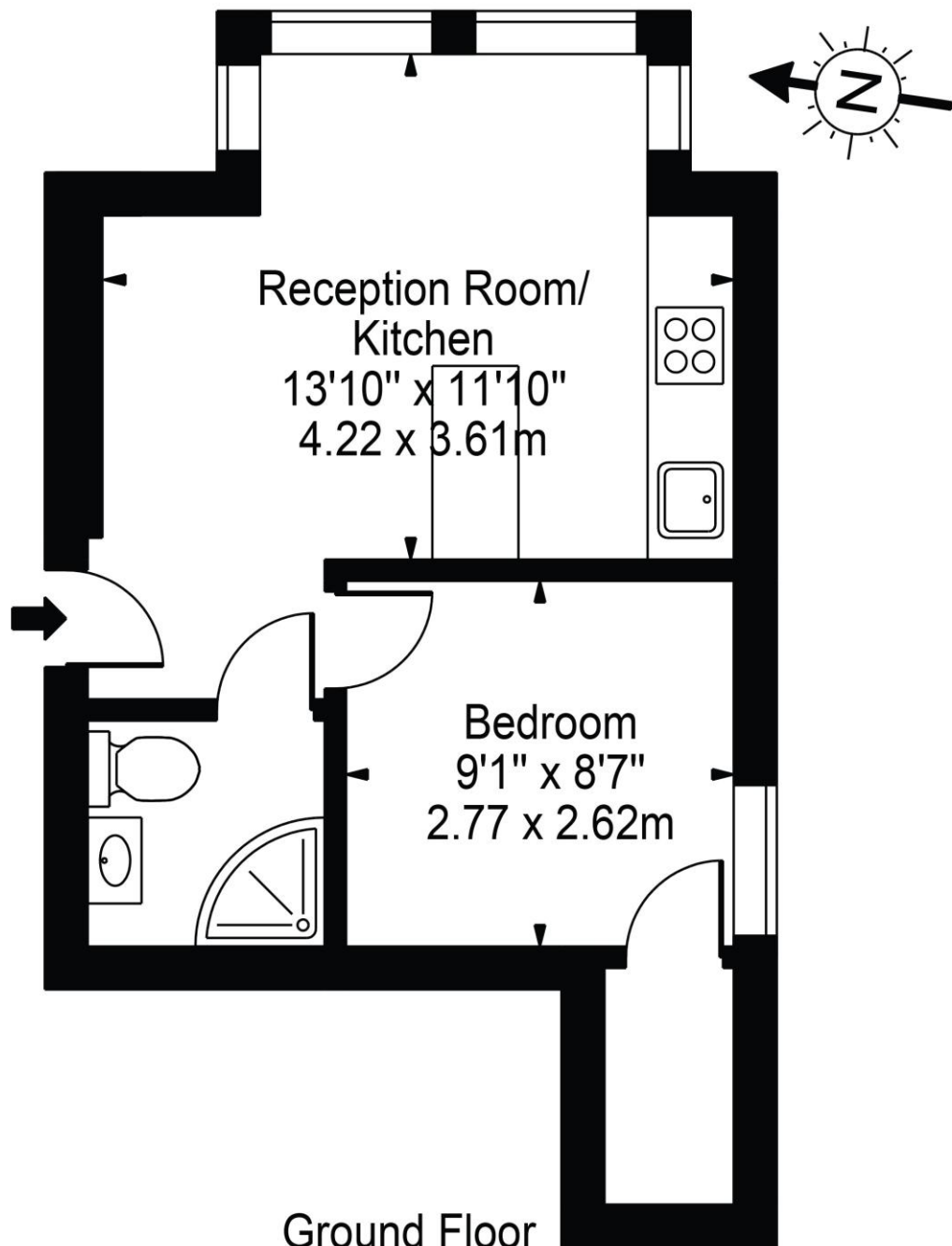
EPC rating: D

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		
55-68	D	58 D	64 D
39-54	E		
21-38	F		
1-20	G		

Grange Park, W5

Approx. Gross Internal Area 297 Sq Ft - 27.59 Sq M



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

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