



GRANGE PARK, W5 £385,000 LEASEHOLD

Lease: 189 years from 2005 (approx. 169 years remaining)

Ground rent: Peppercorn

Service Charge: £1,800 per annum

(Information Supplied by vendor)

EPC: D

Council Tax Band: D

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DESCRIPTION:

This well-proportioned one bedroom first floor flat spans over 470 sq ft and offers a bright and functional layout in a highly sought after West London location. The property comprises a good sized double bedroom, a modern bathroom, and to the rear, a spacious open plan kitchen and reception area, ideal for relaxing or entertaining. In addition, the property benefits from an allocated off-street parking space in the front driveway. A notable feature is the external staircase at the rear of the building, which provides direct access down to a well-maintained communal garden perfect for enjoying outdoor space in the warmer months.

Situated within easy reach of both Ealing Broadway (0.5 miles) and Ealing Common (0.6 miles), the flat benefits from excellent transport links, a wide range of shops, cafes, and restaurants, as well as nearby green spaces.



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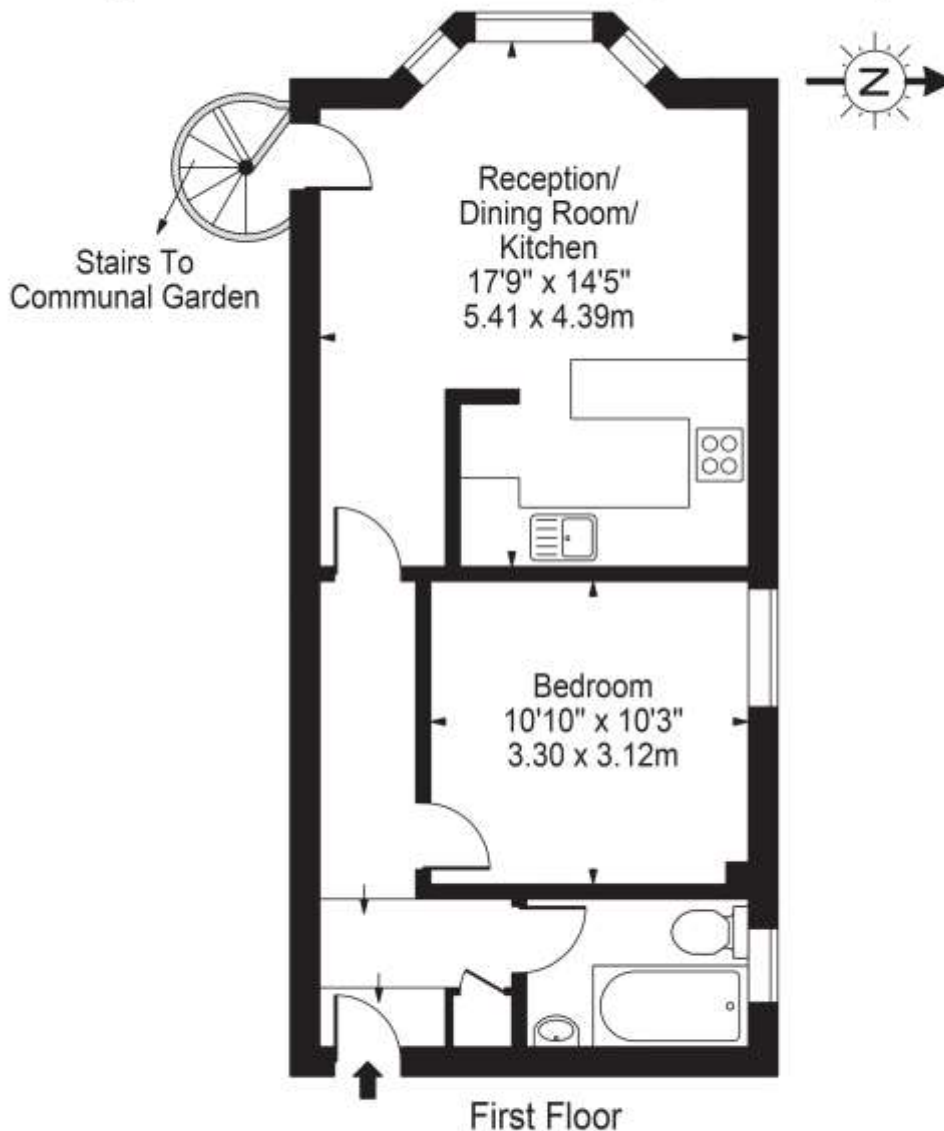
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Grange Park, W5

Approx. Gross Internal Area 476 Sq Ft - 44.22 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 168 year and 9 months

Service Charge: £1,800 per annum (subject to increase)

Ground Rent: Peppercorn

Council Tax Band: 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.

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