



GRANGE ROAD, LONDON, W5

**£545,000 LEASEHOLD**

Lease: 75 years remaining (increasing to 165 years upon completion)

Ground Rent: Peppercorn

Service Charge: Ad-hoc

(Information supplied by the Seller)

EPC: D

COUNCIL TAX BAND: E

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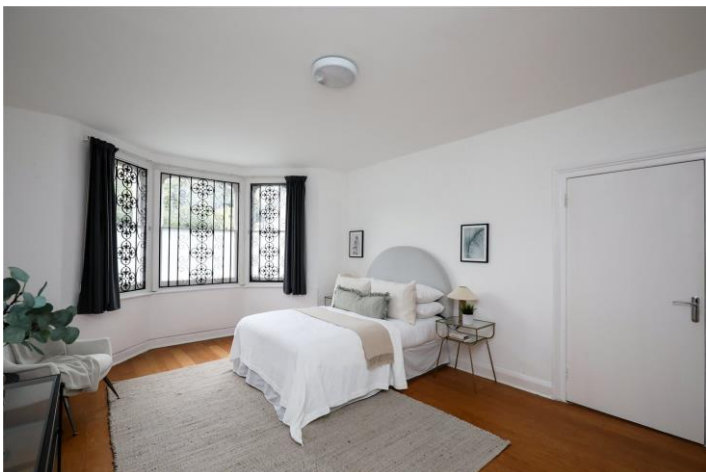




### DESCRIPTION:

Spacious apartment set within a converted period house boasting approximately 852 square feet of internal accommodation comprising a double bedroom, study, tiled bathroom, separate toilet, cosy reception room and separate fully-equipped kitchen. The flat further benefits from wood floors, ample storage throughout, private entrance and direct access onto the rear communal garden.

The property is situated in a sought-after location within close proximity of the numerous amenities of Ealing Broadway. The open green spaces of Ealing Common and Walpole Park are just short walk away. Commuters benefit from a variety of transport links including Ealing Broadway train station (Elizabeth Line).



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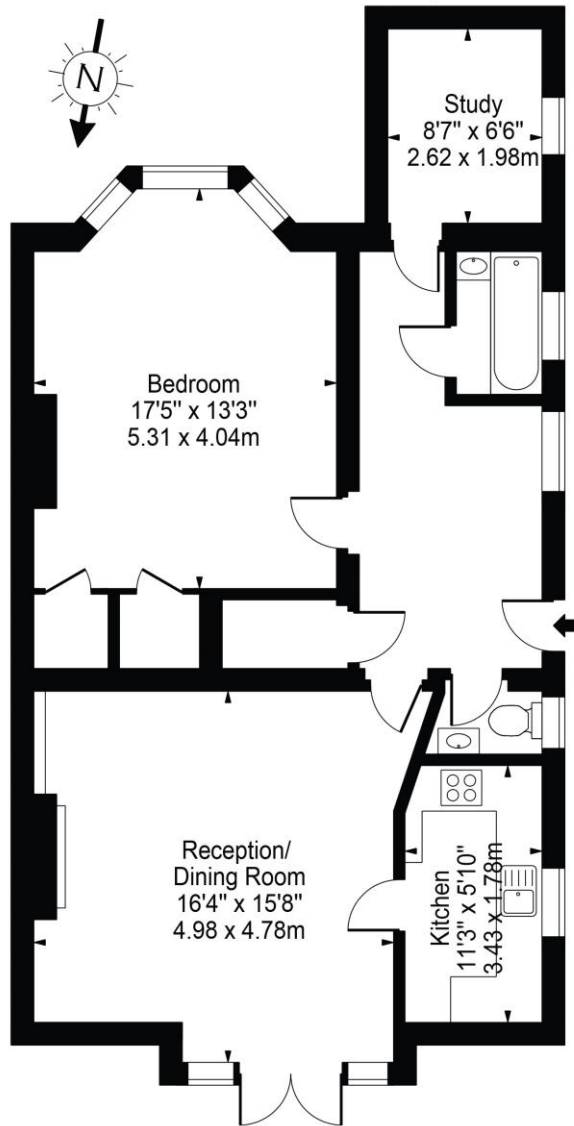
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# Grange Road, W5

Approx. Gross Internal Area 852 Sq Ft - 79.15 Sq M

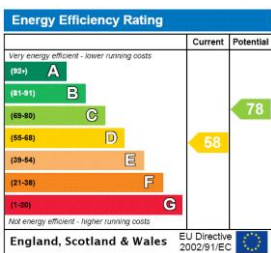


Lower Ground Floor

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.



**Tenure:** Leasehold

**Term:** 75 years to 165 years upon completion

**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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