



GRANGE ROAD, LONDON, W5

£575,000 LEASEHOLD

Lease: 74 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:

Larger than average one bedroom apartment set within a converted period house boasting approximately 822 square feet of internal accommodation comprising a double bedroom, family bathroom, spacious reception room and separate fully-equipped kitchen. The flat is offered to the market with no onward chain and further benefits from planning consent for loft conversion.

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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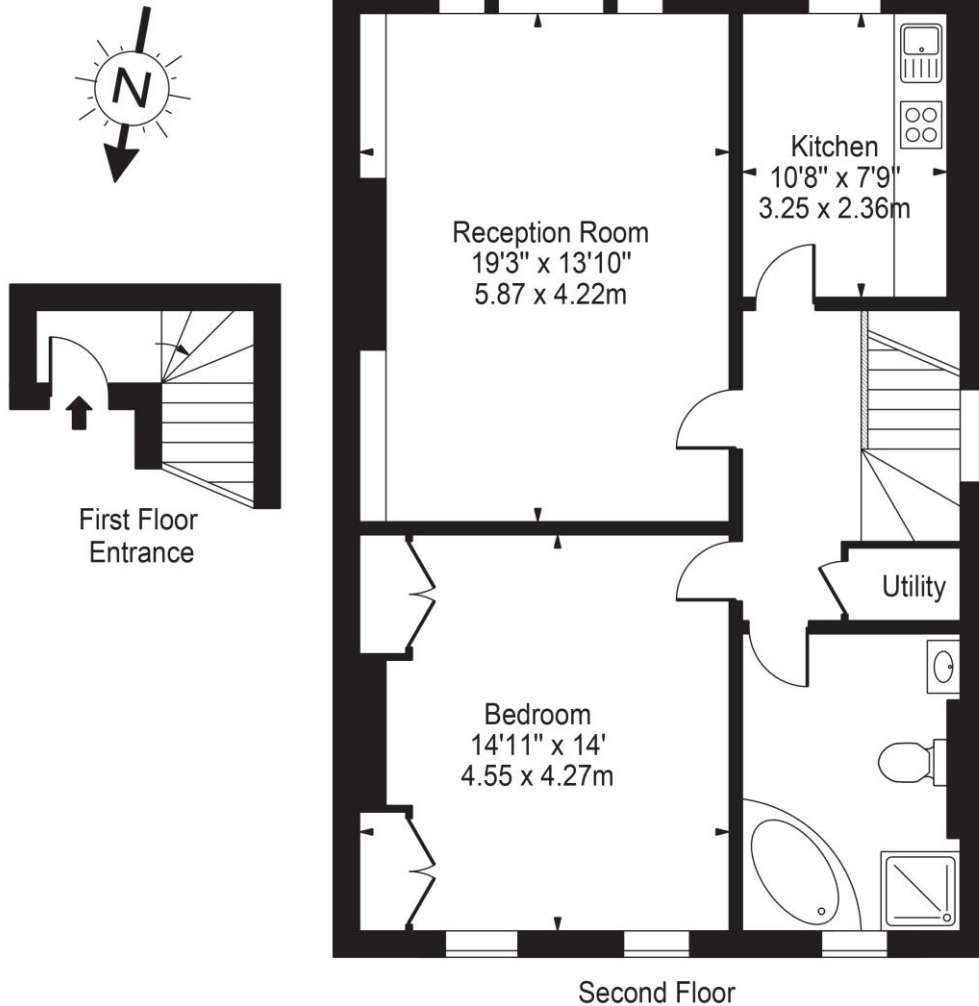


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Grange Road, W5

Approx. Gross Internal Area 822 Sq Ft - 76.37 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.

Tenure: Leasehold

Term: 74 years remaining (increasing to 165 years upon completion)

Service Charge: Ad-hoc

Ground Rent: Peppercorn

Council Tax Band: E

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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