



## THE GROVE, LONDON, W5 £415,000 LEASEHOLD

Lease: 88 years remaining (125 years from January 1987)  
Ground Rent: £200 per annum  
Service Charge: TBC  
(Information supplied by the Seller)

EPC: D  
COUNCIL TAX BAND: D

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## DESCRIPTION:

Well-proportioned and spacious one bedroom apartment set within a converted period house. The property offers approximately 537 sq ft of internal accommodation and comprises a spacious reception room, separate fully-equipped kitchen, modern tiled bathroom and a double bedroom. It further benefits from wooden floors, double-glazed windows and ample storage throughout. The flat is presented in very good condition and is offered to the market with no onward chain.

The property is in the perfect location for all that Ealing Broadway has to offer. Not only are its many amenities on your doorstep, but also it is ideal for connections in and out of London, particularly being only a short walk to Ealing Broadway station. This flat is the perfect opportunity for any discerning commuter.



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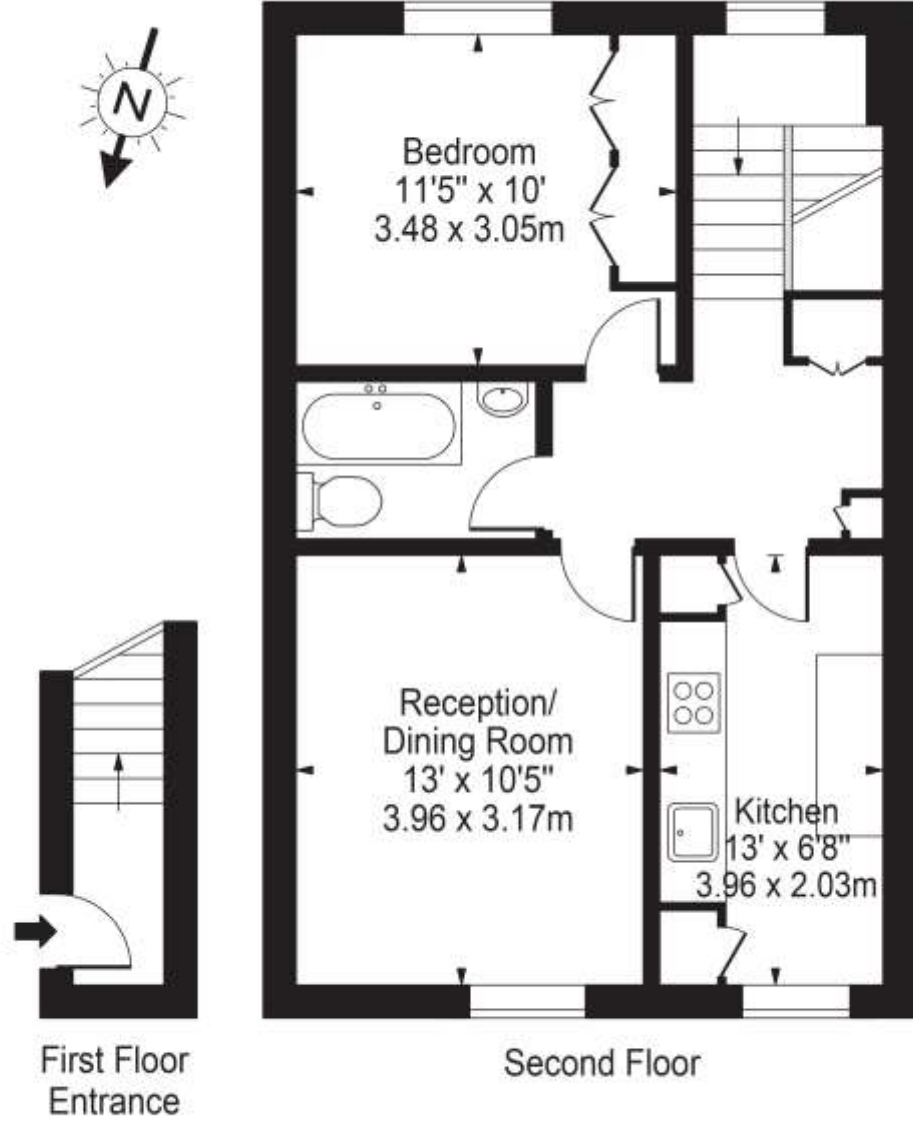


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# The Grove, W5

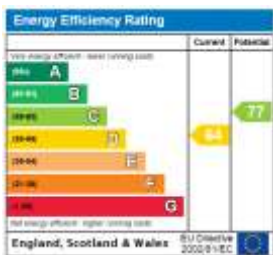
Approx. Gross Internal Area 537 Sq Ft - 49.89 Sq M



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:** 88 years and 2 months

**Service Charge:** ETBC per annum

**Ground Rent:** £200 per annum

**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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