



## GRANGE PARK, EALING, LONDON, W5 £315,000 LEASEHOLD

Lease: 148 years from 1968 (approx. 122 years remaining)

Ground rent: £25 per annum

Service Charge: £3770 per annum which includes heating and a healthy sinking fund for maintenance & heating

*(Information Supplied by vendor)*

EPC: C

Council Tax Band: C

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## DESCRIPTION:

Bright, airy and well-presented one bedroom apartment set within a well-maintained converted period house. The property offers 450 sq ft of internal accommodation and comprises a generously sized living room with separate kitchen, modern bathroom and a double bedroom. It further benefits from high ceilings, bike storage and off-street parking to the rear. The apartment is offered in very good condition and with no onward chain.

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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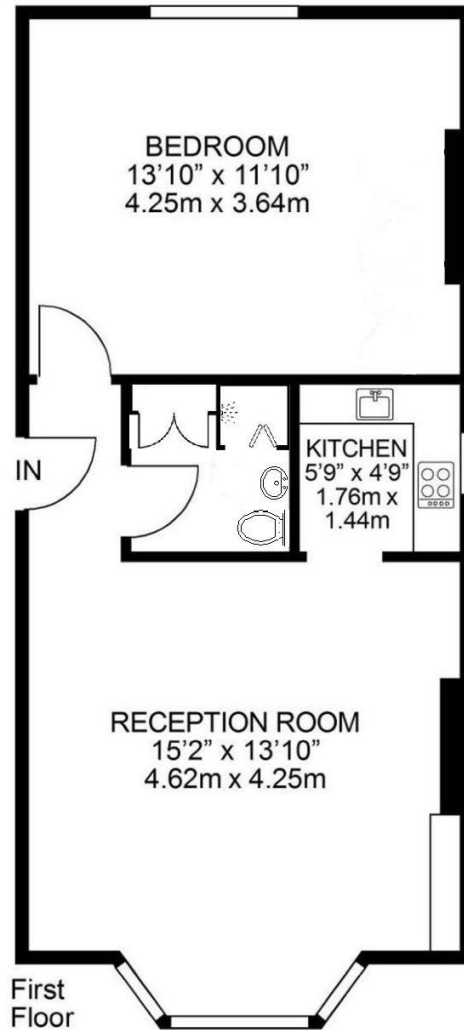
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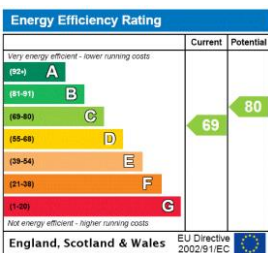
Approx. gross internal floor area  
450 sq ft (41.8 sq m).  
Plans and area for identification  
and guidance only. Not to scale.



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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: 122 year and 7 months**

**Service Charge: £3200 per annum**

**Ground Rent: £25 per annum (subject to increase)**

**Council Tax Band: C**

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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