



Granta Court, Trinity Way, W3

£415,000 Leasehold

A south east facing one bedroom flat on the second floor (with lift) of a secure modern block, with a private balcony and underfloor heating.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | Balcony | 622 Sq Ft / 58 Sq M | Council Tax Band D | EPC Rating Band B

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LOCATION

Granta Court is a modern development on Trinity Way, tucked between Old Oak Road and Bromyard Avenue, on a quiet cul de sac off the main road. Local amenities include two fitness clubs (David Lloyd, Mode Club), Tesco Metro and a variety of pubs/restaurants. The location offers great connectivity, including c.30 minutes to Tottenham Court Road via East Acton (Zone 2 Central Line), approximately 35 minutes to Heathrow via Acton Main Line (Elizabeth Line).

DESCRIPTION

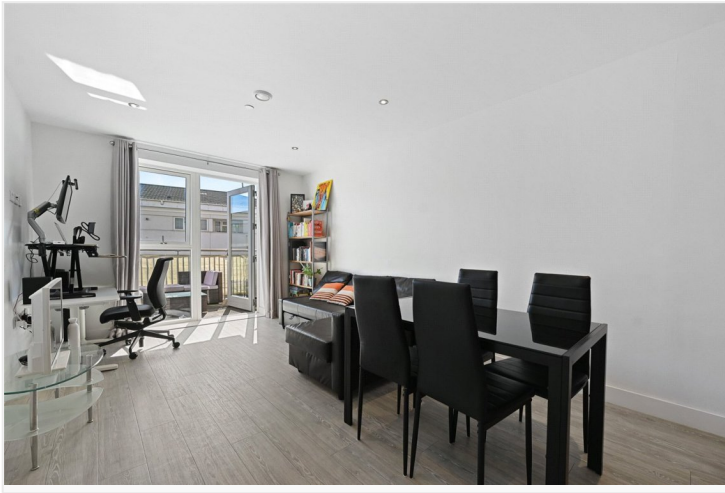
Offered in exceptional condition with abundant natural light, this airy south east facing flat includes fob secured bike storage, multi door entry. Accommodation comprises entrance hall, bedroom, bathroom, and open-plan kitchen/reception with balcony.

Lease:- 250 years from 1 January 2018 (243 years remaining)

SC: £2,247.57 p.a.

GR: £350





LOCAL AUTHORITY

Ealing Council

TENURE

Leasehold 242 years 9 months.

PRICE: £415,000 Leasehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 622 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 622 SQ FT/ 58 SQM

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PROPERTY PHOTO PLANS
THE TOP END OF PROPERTY PLANNING

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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