



**GRANGE ROAD, LONDON, W5  
LEASEHOLD**

**£499,995**

Lease: 125 years remaining  
Ground Rent: Peppercorn  
Service Charge: £1,599.05 per annum

*(Information supplied by the Seller)*

EPC Band: C  
Council Tax Band: D

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## DESCRIPTION:

Charming two bedroom apartment set within a period conversion boasting approximately 576 square feet of internal accommodation comprising of two bedrooms, a modern tiled bathroom, spacious reception room and a separate fully-equipped kitchen. Offered to the market with no onward chain, the flat further benefits from wood floors, double-glazed windows and access to off street parking.

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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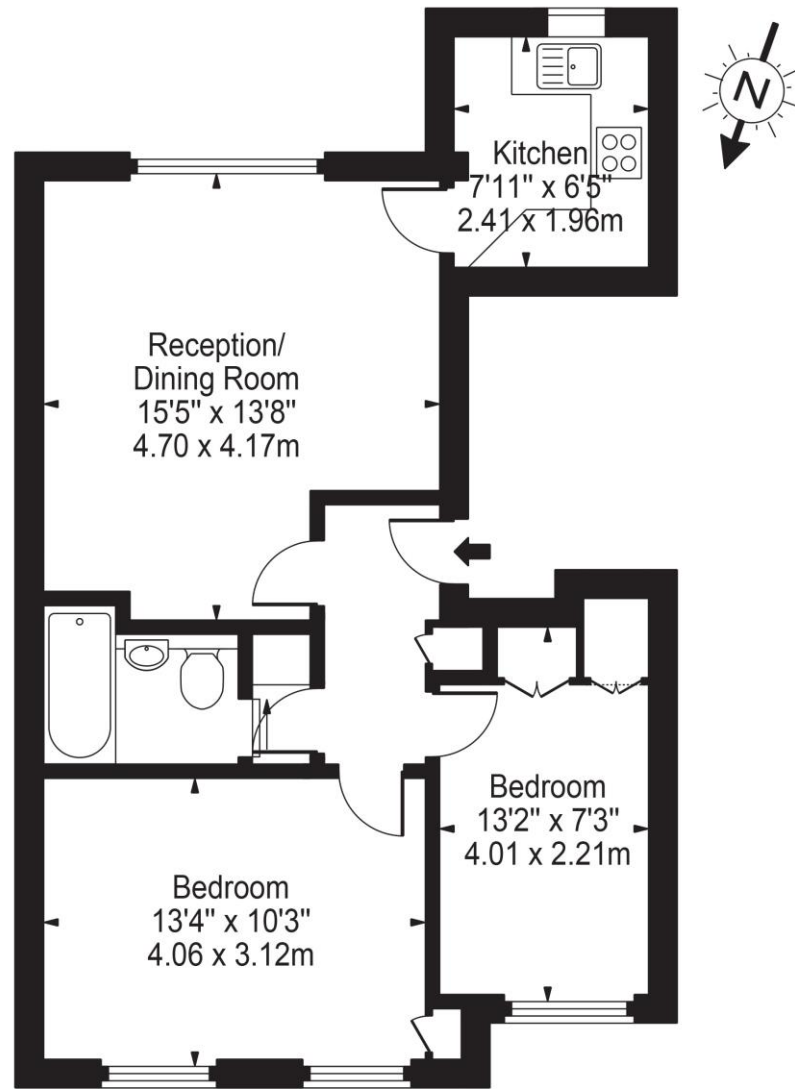
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# Grange Road, W5

Approx. Gross Internal Area 576 Sq Ft - 53.51 Sq M

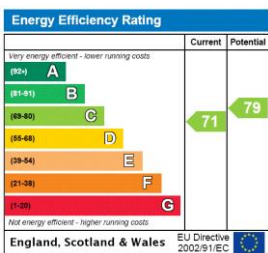


## First Floor

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: 125 years

Service Charge: £1,599.05 per annum

Ground Rent: Peppercorn

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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