



HELLIWELL & Co.



Grange Park, Ealing, W5

Asking Price £275,000

This beautiful, expansive studio apartment offers a wonderful mix of modern, practical living with period charm and character. The property boasts a large studio / living area, separate kitchen with modern integrated appliances and a spacious bathroom, equipped with a bathtub and shower. Further benefits include park views from the huge windows, a pretty communal garden, allocated off-street parking and cleverly designed storage space.

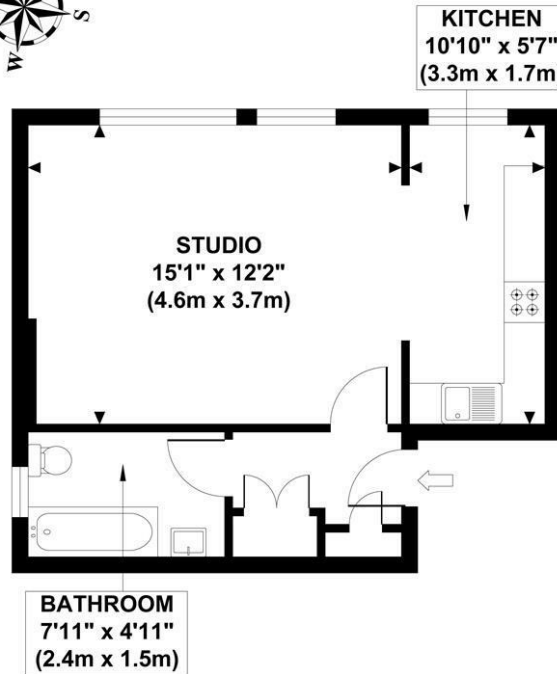
Grange Park is a very prestigious pocket of Ealing, beautifully peaceful in its own right but with amenities just moments away, including the bars, shops and restaurants in Ealing Broadway, the boutiques and cafes of Old Ealing and open green spaces of Walpole Park and Ealing Common, not to mention the unparalleled selection of transport links via excellent motor & cycle routes and of course via rail (Ealing Common - District Line, Piccadilly Line and Ealing Broadway - Central Line, District Line, Mainline to Heathrow & Paddington and Future Crossrail). All of the above makes this a fantastic opportunity, either for a first home, London base or buy to let investor.

- Expansive studio flat
- Allocated off-street parking
- Ample storage space
- Wonderful parkside location
- Pretty communal garden
- Fantastic buy to let
- Close to Ealing Broadway
- Beautiful high ceilings
- No onward chain



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GRANGE PARK
Approximate Gross Internal Area
330 sq ft / 30.70 sq m



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 330 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	