



**HELLIWELL & CO**  
ESTATE AGENTS

**Grange Road, Ealing W5**  
**Offers In Excess Of £375,000**









 1 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current E

Helliwell & Co is proud to present this beautiful, expansive one-bedroom period conversion apartment, set within an imposing detached building on one of Ealing's premier tree-lined roads.

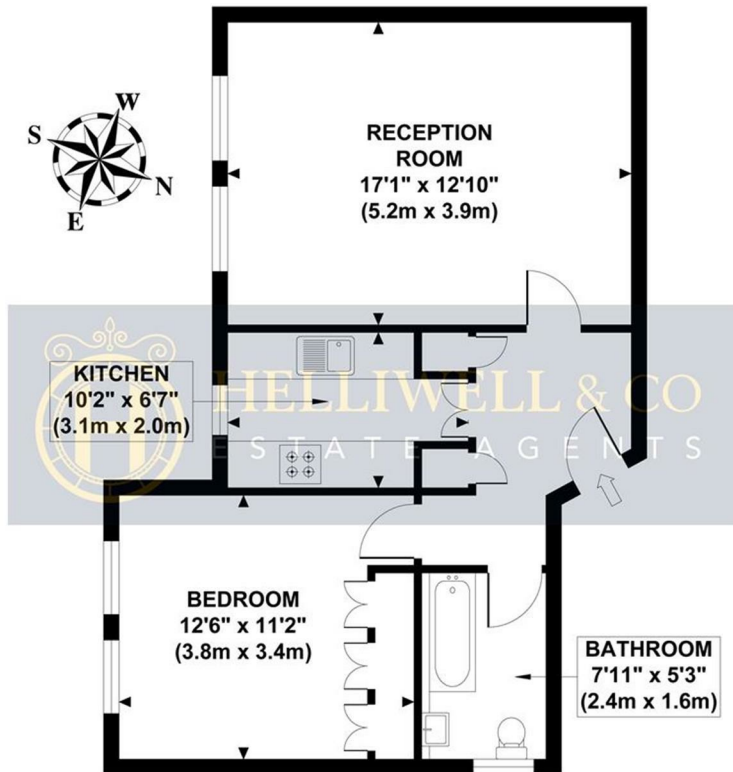
This luminous first floor apartment boasts nearly 550 sq ft of accommodation and briefly comprises hallway with storage, generous reception room with bespoke cabinetry, well-equipped separate kitchen, fully tiled bathroom and hugely spacious double bedroom with built-in wardrobes. Further benefits include long lease and off-street allocated parking.

Grange Road is a highly desirable street, moments from a variety of bistros, cafes, bars and boutiques, as well as Ealing Broadway's popular shopping centre and train station (Elizabeth Line, Central Line, District Line & GWR). Ealing Green, Walpole Park and Ealing Common are on the doorstep, perfect for picnics in the summer and brisk walks in the winter.

- Stunning Period Conversion
- Impressive Natural Light
- Allocated Off-Street Parking
- Ground Rent: £10.50 (Review TBC)
- Service Charge Review: N/A
- Prime Ealing Broadway Location
- 539 Square Feet
- Leasehold: 91 Years
- Service Charge: Ad-hoc (4/18th of costings)
- Council Tax Band: D

**GRANGE ROAD**

Approximate Gross Internal Area  
539 sq ft / 50.10 sq m



**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 539 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.

