



**HELLIWELL & CO**  
ESTATE AGENTS

**Grange Road, Ealing, W5**  
**Offers In Excess Of £500,000**









 2 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current D

Helliwell & Co is proud to exclusively present a rare opportunity to acquire a fantastic ground floor apartment in Balmain Close - a hugely desirable purpose-built development in the heart of Ealing Broadway.

This expansive flat briefly comprises two double bedrooms with built-in storage, separate well-equipped kitchen, spacious bathroom, hallway with storage and a generous lounge with access directly onto a secluded patio area set within the lovely communal gardens. Further benefits include no onward chain, share of freehold, secure video entry system, off-street parking and a garage.

Grange Road is a highly desirable tree-lined 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). As well as the beautiful communal grounds, Ealing Green, Walpole Park and Ealing Common are on the doorstep, perfect for picnics in the summer and brisk walks in the winter. There is also a wonderful selection of schools nearby.

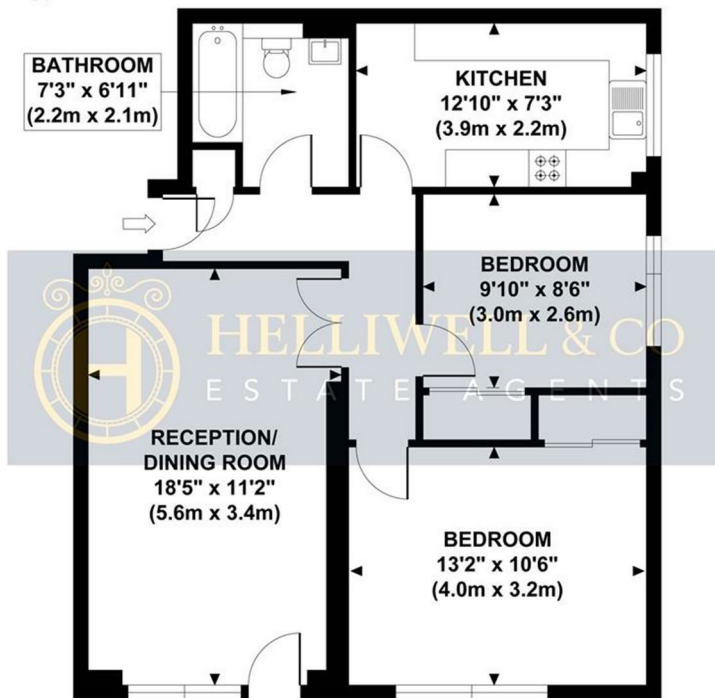
- Expansive Ground Floor Flat
- Popular Purpose Built Development
- Garage & Off Street Parking
- Ground Rent: N/A
- Council Tax Band: D
- Highly Desirable Street
- Manicured Communal Gardens
- Share of Freehold: 142 Years
- Service Charge: £2,160.72 (Review: TBC)





**BALMAIN CLOSE**

Approximate Gross Internal Area  
673 sq ft / 62.50 sq m



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 673 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.

