







 1 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current C

Helliwell & Co are proud to present this beautiful and well-located one bedroom conversion flat, set on a quiet residential road yet moments away from the hustle and bustle of Ealing Broadway.

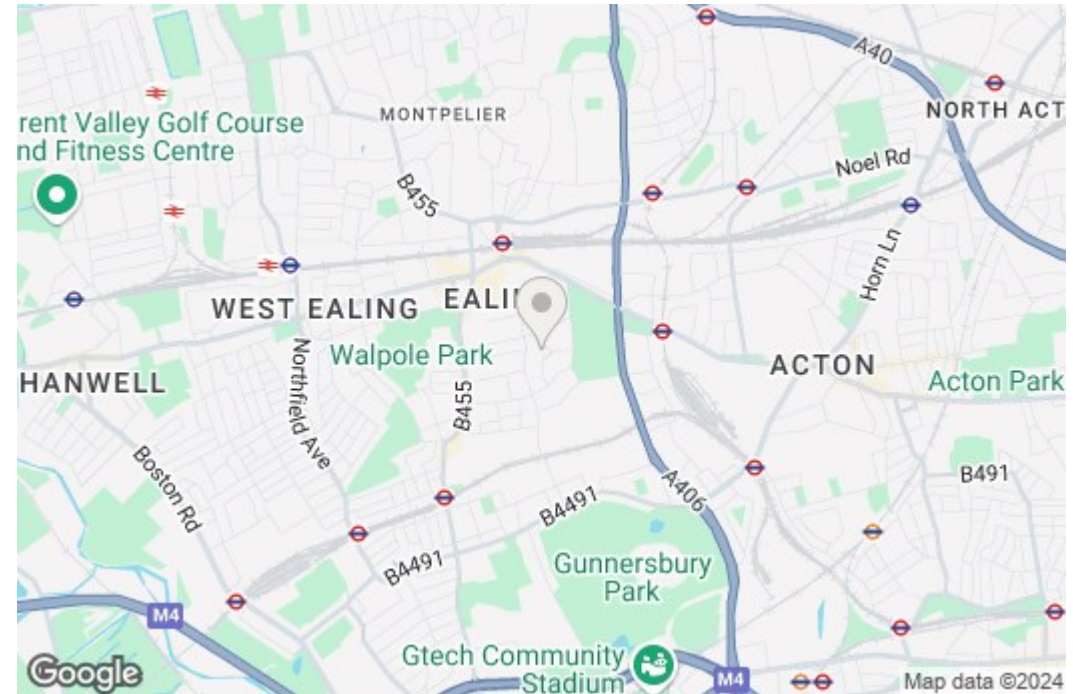
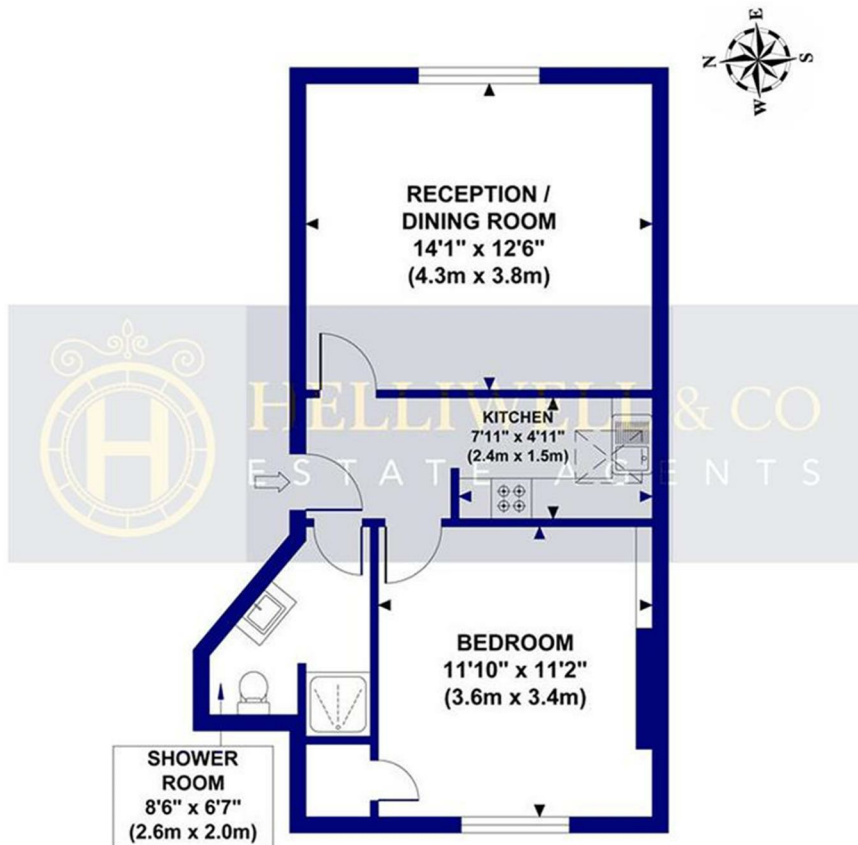
Offered to the market with a long lease and no onward chain, this top-floor converted flat is an ideal first-time purchase. It is located within a well-presented period property and offers plenty of light throughout. The property has a spacious reception room, a kitchen with integrated appliances, a large double bedroom, and a stylish new fitted shower room. Further benefits include designated off-street parking, Hive gas central heating, double glazing, ample storage space, and access to a large, well-maintained communal garden.

Grange Park is in a very prestigious area of Ealing, a beautiful neighbourhood in its own right. With Ealing Common, Walpole Park and Lammas Park all within half a mile, this flat is spoilt for choice when it comes to open green spaces. Ealing Broadway's bars, shops, and restaurants are conveniently positioned, as are a range of exceptional schools for every age. A comprehensive selection of transport links within a ten-minute walk makes this property ideal for professionals - with Central, District, Elizabeth and GWR lines from Ealing Broadway and Ealing Common Station's Piccadilly Line.

- Top Floor Period Conversion
- Allocated Parking Space
- No Onward Chain
- Leasehold: 171 years
- Ground Rent: Peppercorn
- One Bedroom
- Ideal First Time Purchase
- Communal Garden
- Service Charge: £1,700pa
- Council Tax Band: C

## GRANGE PARK, EALING, W5

TOTAL AREA: APPROX. 40.9 SQ. METRES (440.0 SQ. FEET)



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