



**HELLIWELL & CO**  
ESTATE AGENTS

**Grange Road, Ealing, W5**  
**£1,900 Per Calendar Month**





🛏️ 2 Bedrooms | 🛋️ 1 Receptions | 🚿 1 Bathrooms | 📊 EPC Current C

Purpose Built Development - Two Bedrooms – Furnished – Wooden Flooring – Great Location in Ealing – Close to Amenities – Fantastic Transport Links to Central London – Modern Kitchen and Shower Room – Permit Parking.

This two bedroom ground floor flat is tastefully furnished in a modern style, with wooden flooring, a fitted kitchen and bathroom, and a reception area. This flat comes with window shutters, gas central heating, and double glazing, making it a worthwhile investment for tenants who value insulation and security. The property is offered to market as furnished and is available mid-July 2024.

Grayling Court is located on Grange Road, which is just opposite Ealing Green. With Ealing Broadway Station only 0.6 miles away, the flat would be ideal for sharers who commute to and from Central London. Ealing Broadway's shops, bars and restaurants are even closer, with Ealing Broadway Shopping Centre on the way to the station. The transport links are only improved with the inclusion of the circuit of bus routes, the GWR from Ealing Broadway, and the Piccadilly Line at South Ealing Station.

- Purpose Built Development
- Two Bedrooms
- Fantastic Location
- Available Mid July 2024
- Council Tax Band D
- Great Condition
- Wooden Flooring
- Furnished
- Deposit: £2192.30
- Long Let (12-24 months+)

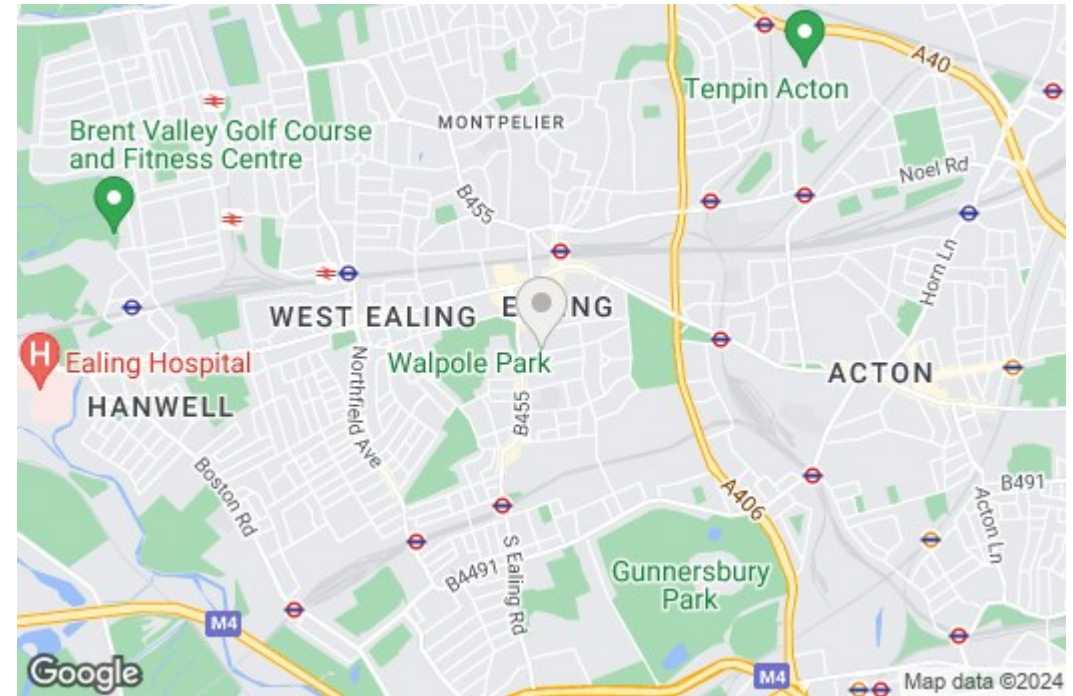
**GRANGE ROAD, EALING, W5**

TOTAL AREA: APPROX. 53.5 SQ. METRES (575.4 SQ. FEET)



**Ground Floor**

Approx. 53.5 sq. metres (575.4 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