











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

Helliwell & Co are pleased to present this fabulous one-bedroom conversion flat, set on a tree lined residential road just moments away from Ealing Broadway and the open spaces of Ealing Common.

Offered to the market with a long lease and no onward chain, this first floor flat has direct access to a large, beautifully maintained communal garden. Located within a well-presented period property the stylish flat has a bright, open plan kitchen reception room with large west-facing bay window overlooking the gardens and door giving direct access via a spiral staircase. There is a further good sized double bedroom and a stylish newly fitted bathroom. Further benefits include designated off-street parking, gas central heating, double glazing and fitted wooden floors throughout.

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.

- First Floor Flat
- Period Conversion
- No Onward Chain
- Allocated Parking
- Direct access to Communal Gardens
- Right to Manage
- Leasehold: 170 years
- Ground Rent: Peppercorn
- Service Charge: £1,700pa
- Council Tax Band: D



**GRANGE PARK, EALING, W5**

TOTAL AREA: APPROX. 43.0 SQ. METRES (462.4 SQ. FEET)



**First Floor**

Approx. 43.0 sq. metres (462.4 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

