HELLIWELL & CO
ESTATE AGENTS

Grange Park, Ealing W5

Guide Price £725,000

Helliwell & Co are proud to present this immaculate three-bedroom, two-bathroom split-level period conversion, which is centrally located yet on a quiet residential road.
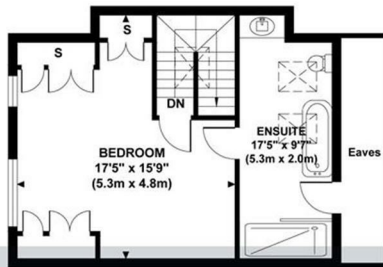
Offered to the market with a share of freehold and previously renovated to a high standard throughout whilst impeccably maintained to date, this flat offers modern living, neutral decor, picturesque views and, all within a charming period property. On the second floor, you are met with a bright, spacious west-facing open-plan reception and a modern kitchen with all the expected Neff integrated appliances. There is a vast double bedroom and a small double/single bedroom which is a perfect office environment. The family bathroom is tiled and benefits from a bathtub and power shower. Upstairs, you have the dual-aspect master bedroom with ample storage and an elegant en-suite bathroom boasting a large separate bathtub and rainfall shower. Further benefits include a share of freehold, double glazing and gas central heating.

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.
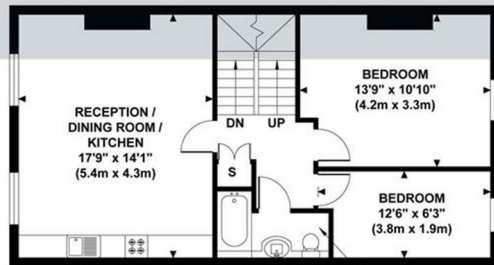
- Period Conversion
- Split Level
- Three Bedrooms
- Two Bathrooms
- Excellent Location
- Ample Storage
- Immaculate Condition
- Circa 1052sqft
- Tenure: Share of Freehold (969 years)
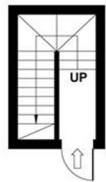- Council Tax Band: D

GRANGE PARK

Approximate Gross Internal Area
1052 sq ft / 97.73 sq m

THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 388 SQ FT

BEDROOM
17'5" x 15'9"
(5.3m x 4.8m)

ENSUITE
17'5" x 9'7"
(5.3m x 2.0m)

Eaves

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 52 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 612 SQ FT

RECEPTION /
DINING ROOM /
KITCHEN
17'9" x 14'1"
(5.4m x 4.3m)

BEDROOM
13'9" x 10'10"
(4.2m x 3.3m)

BEDROOM
12'6" x 6'3"
(3.8m x 1.9m)

BATHROOM
8'2" x 4'11"
(2.5m x 1.5m)

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.