HELLIWELL & CO
E S T A T E   A G E N T S

Grove Road, Ealing, W5

Guide Price £750,000

🛏 3 Bedrooms | 🛋 1 Receptions | 🛁 1 Bathrooms | 📊 EPC Current D

Helliwell & Co. is proud to present this charming three-bedroom cottage located in a prime Ealing Broadway location and offered to the market with no onward chain.

Measuring almost 900 sq. ft., this charming terraced cottage offers massive amounts of natural light and space throughout and is placed over three floors, which are accessed by a trendy and striking spiral staircase. The large reception room, which features a beautiful period fireplace, leads through to a fully equipped kitchen with integrated appliances and a private west-facing garden. The first floor has a large double bedroom with built-in wardrobes, a single bedroom which has its own private suntrap terrace and a family bathroom furnished with a bathtub and walk-in shower, whilst the top floor offers the third master bedroom with built-in wardrobes. The property further benefits from gas central heating, attractive wooden flooring and is offered to the market with no onward chain.

Grove Road is situated in a fantastic location and is ideally situated for access to Ealing Broadway's tube station (Elizabeth, Central, District Lines) and shopping centre, as well as multiple bars, cafes and restaurants the area has the offer. The beautiful open spaces of Walpole and Lammas Parks, as well as Ealing Common are also accessible.
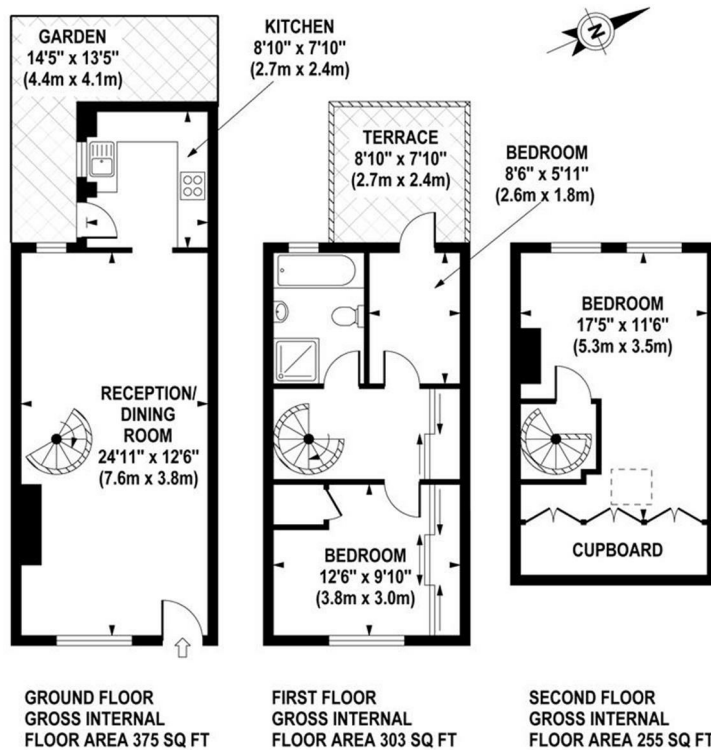
- Charming Cottage
- No Onward Chain
- Double Glazed
- Wooden Flooring
- Prime Ealing Location

- Circa 933sqft
- Suntrap Roof Terrace
- West Facing Courtyard
- Tenure: Freehold
- Council Tax Band: F

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GROVE ROAD

Approximate Gross Internal Area 933 sq ft / 86.7 sq m
(Including Cupboard)
Approximate Gross Internal Area 890 sq ft / 82.7 sq m
(Excluding Cupboard)

GARDEN
14'5" x 13'5"
(4.4m x 4.1m)

KITCHEN
8'10" x 7'10"
(2.7m x 2.4m)

TERRACE
8'10" x 7'10"
(2.7m x 2.4m)

BEDROOM
8'6" x 5'11"
(2.6m x 1.8m)

**RECEPTION/
DINING
ROOM**
24'11" x 12'6"
(7.6m x 3.8m)

BEDROOM
17'5" x 11'6"
(5.3m x 3.5m)

BEDROOM
12'6" x 9'10"
(3.8m x 3.0m)

CUPBOARD

**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 375 SQ FT**

**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 303 SQ FT**

**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 255 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.