











 2 Bedrooms |  1 Receptions |  2 Bathrooms |  EPC Current D

Helliwell & Co. are proud to present an immaculate two-bedroom, two-bathroom ground-floor flat with a private west-facing garden and allocated underground parking.

Set within a well-maintained development on a tree-lined residential street, just moments away from and south of Ealing Broadway, this property is an ideal purchase whether you're downsizing locally or buying your first home.

Entering the flat, you are met with a spacious hallway leading straight through to the bright and inviting reception room with direct access to a suntrap west-facing, private, wrap-around garden with both side and rear access to the communal grounds. A modern, fitted, open-plan kitchen features integrated appliances, ample storage, and a central island ideal for entertaining. Both bedrooms are good-sized doubles, with the master enjoying garden views and an en-suite shower room, one of the two bathrooms the property boasts. The main tiled bathroom is set off the hall and features a bathtub and shower. Further benefits include an allocated, secure underground parking space with CCTV, double-glazing, wooden flooring throughout, and carpeted bedrooms with a modern yet neutral decor.

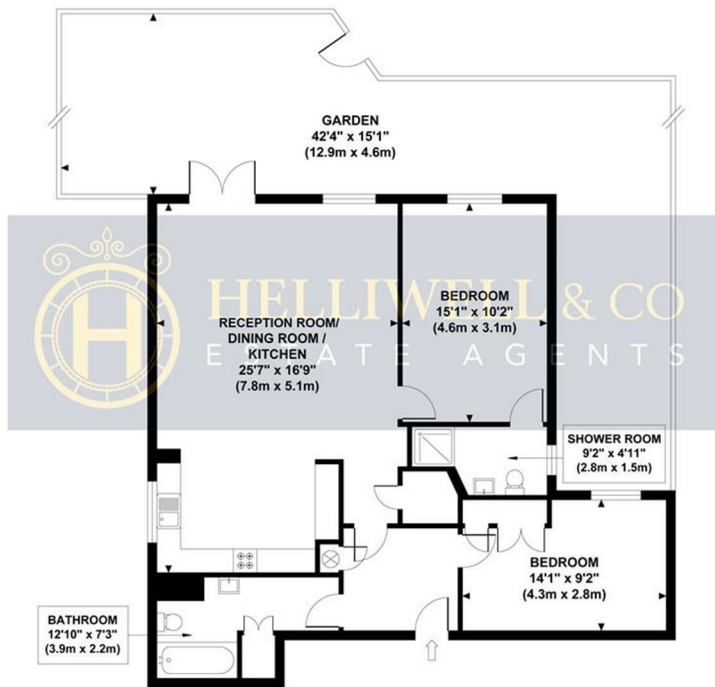
Grange Park is in a very prestigious area of Ealing, a beautiful neighbourhood in its own right. With Ealing Common, Walpole Park and Lammas Park all within half a mile, this flat is spoilt for choice when it comes to open green spaces. Ealing Broadway's bars, shops, and restaurants are conveniently 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 the Elizabeth, Central, District, and GWR lines at Ealing Broadway as well as the Piccadilly and District Lines at Ealing Common station.

- Ground Floor
- Excellent Condition
- Two Bathrooms
- Circa 907sqft
- Private West-facing Garden
- Underground Allocated Parking
- Tenure: Leasehold (103 years)
- Service Charge: £3,727.80pa
- Ground Rent: £693.00pa
- Council Tax Band: E



## GRANGE PARK

Approximate Gross Internal Area  
907 sq ft / 84.3 sq m



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 907 SQ FT**

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.

