



## Grange Road, W5

A large two-bedroom period conversion flat measuring 829 sq ft set on one of Ealing's premier roads and just a short walk from the central Ealing Broadway.

The property has recently undergone a redecoration and comes in very good order throughout.

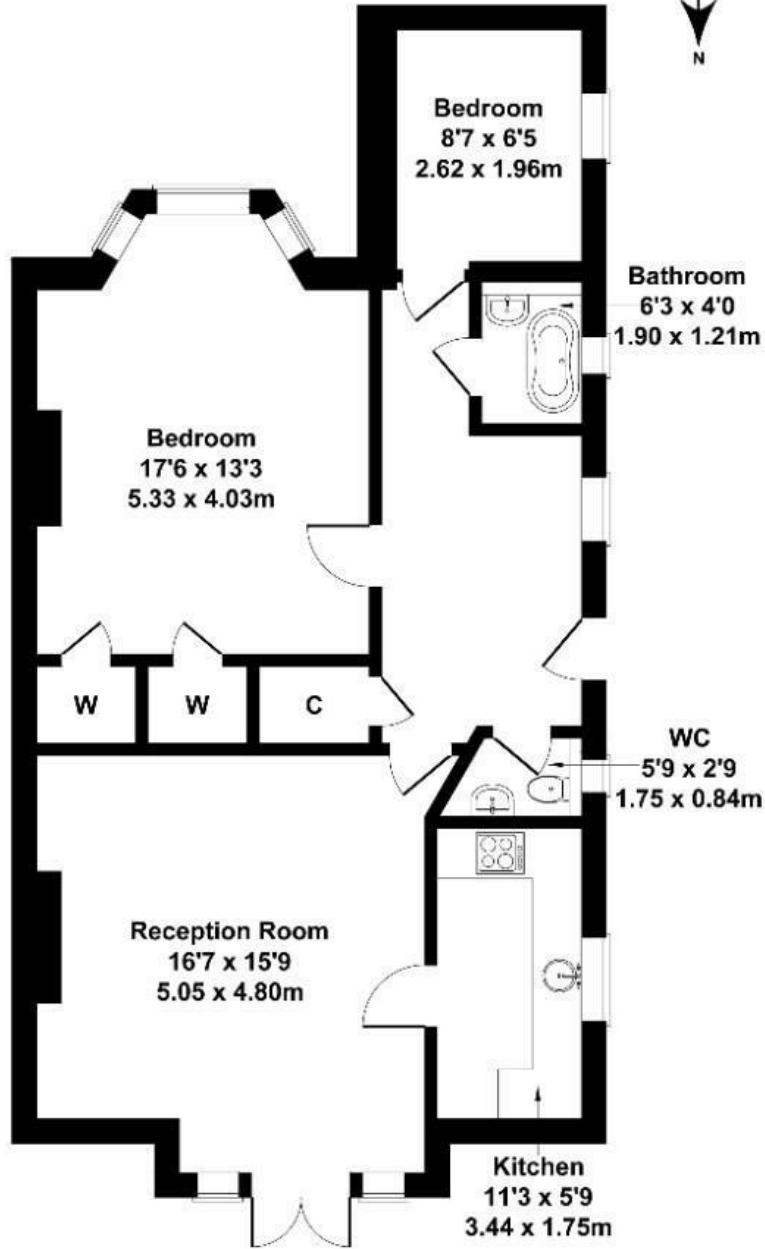
The property benefits from turnkey condition, long lease of 150 years, direct access onto communal garden and just a stone's throw away from Ealing Broadway and Ealing common park.

£549,000

- Period conversion
- Large two bedrooms
- 829 Sq ft
- Communal garden
- Just a short stroll from Ealing Broadway
- Excellent order throughout
- Prime Ealing road
- No chain
- Long Lease 150 yrs
- Off street parking

# Grange Road

Approximate Gross Internal Area  
829 sq ft - 77 sq m



## LOWER GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		