

Rolfe East



Grange Park, Ealing, W5 3PL

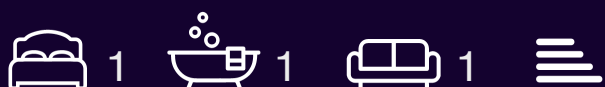
£415,000

- One double bedroom
- Ground floor flat
- Sought after Ealing Common conservation area
- Communal gardens
- Excellent modern condition throughout
- 10 Minutes walk to Ealing Broadway Station
- Residents off street parking
- EPC rating: D / council tax band: D

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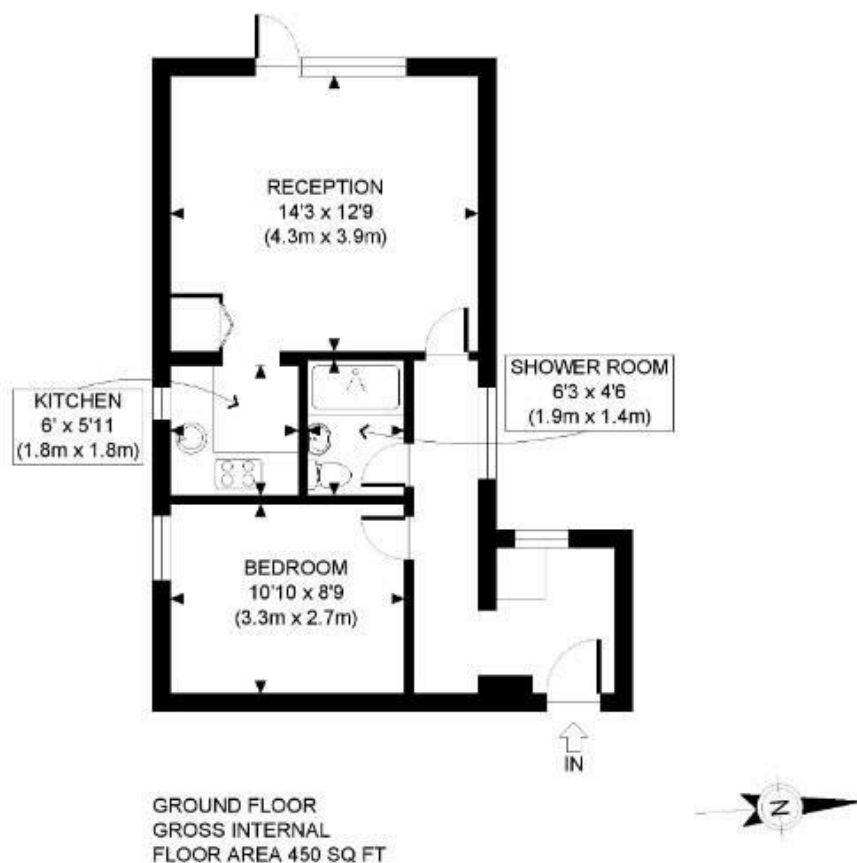
A bright and beautifully presented one double bedroom ground floor flat with direct garden access and offered for sale with no upper chain. Located within this handsome and well maintained detached period building and with the benefits of picture perfect communal gardens, and residents off street parking. The property has been improved to a very high standard which includes wood flooring in the reception spaces, contemporary fully tiled shower room with large walk in cubicle, modern fitted kitchen, and double glazed windows and door to garden.

Transport by way of Ealing Broadway Station which is just six minutes walk and offers access to the Central & District underground lines and the fantastic Elizabeth Line allowing access to Heathrow Airport in 20 minutes or into Zone 1 Bond Street is 15 Minutes.



Council Tax Band: D

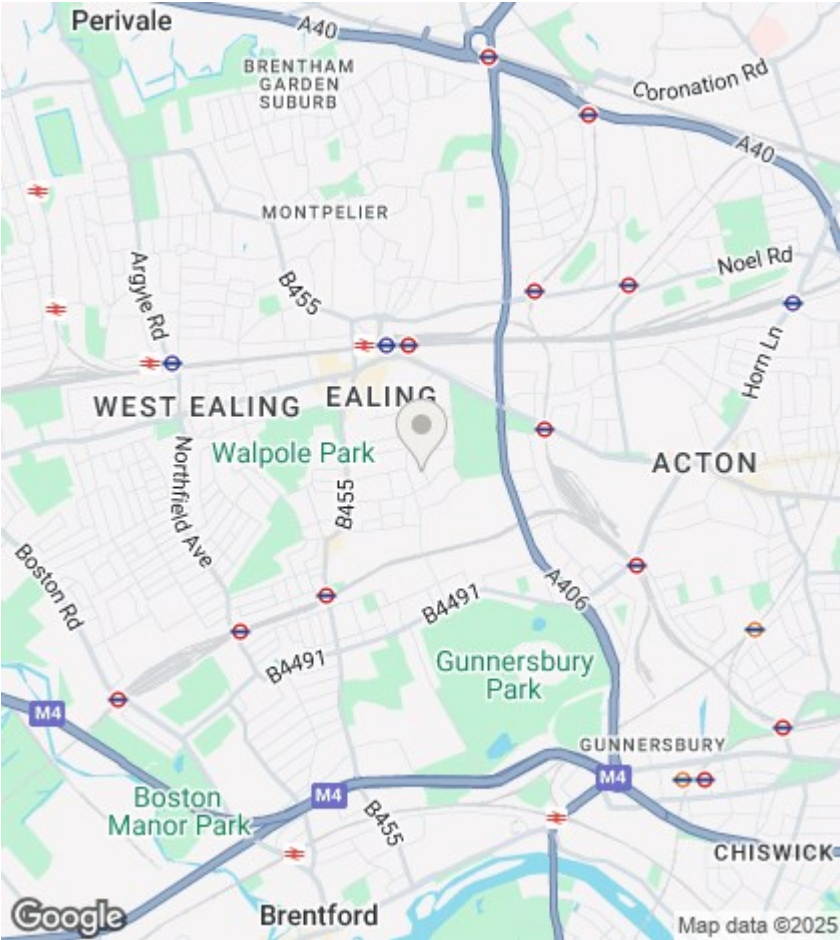




APPROX. GROSS INTERNAL FLOOR AREA: 450 SQ FT/ 42 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Directions

Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC