



Grimshaw & Co

Culmington Road, Ealing, London W13 9NH Price: £999,950 Share in Freehold - No Chain

A rare opportunity to secure this beautiful ground-floor flat which occupies the whole of the ground floor of this lovely detached double-fronted period property with off-street parking and boasting a 84' south-facing garden. With many original features including fireplaces and mouldings. The property is currently arranged as 2 bedrooms and could be arranged as 3 bedrooms. There is further potential to extend on the ground floor (subject to usual regulations).

In a sought-after location, next to the lovely open spaces of Walpole and Lamas Parks and within walking distance to local shops, restaurants, cafes and bars of Old Ealing. The nearest stations are **South Ealing** and **Ealing Broadway**.

The property comprises a lovely hallway with engineered oak floor and 2 connecting reception rooms also with engineered oak floors (1 is currently used as a dining room). The rear reception room leads to the garden. There is also a spacious kitchen / dining room, 2 double bedrooms and a shower room.

The stunning 84' private south-facing rear garden with patio is mostly laid to lawn with mature borders and at the side of the property gated side access.

The front garden is private to the ground-floor flat and has off street parking.



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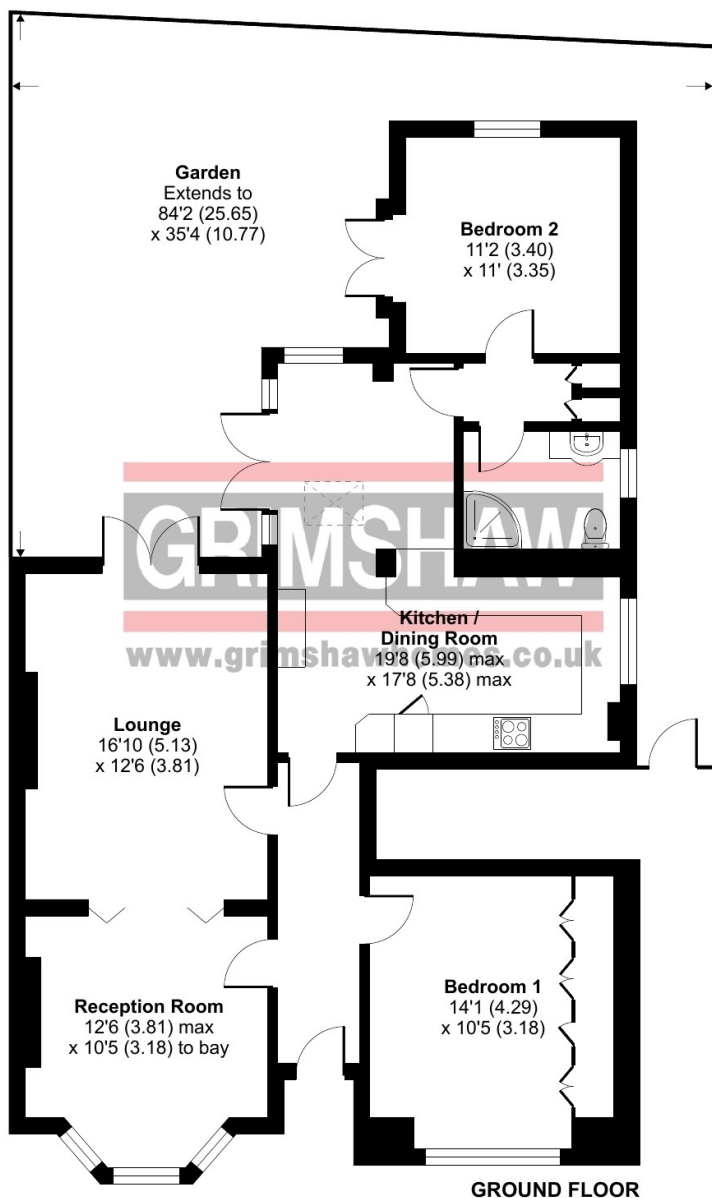
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Approximate Area = 1124 sq ft / 104.4 sq m

For identification only - Not to scale



Garden
Extends to
84'2 (25.65)
x 35'4 (10.77)

Bedroom 2
11'2 (3.40)
x 11' (3.35)

**Kitchen /
Dining Room**
19'8 (5.99) max
x 17'8 (5.38) max

Lounge
16'10 (5.13)
x 12'6 (3.81)

Reception Room
12'6 (3.81) max
x 10'5 (3.18) to bay

Bedroom 1
14'1 (4.29)
x 10'5 (3.18)

GROUND FLOOR



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Service charge: None (subject to confirmation)

Ground rent: None (subject to confirmation)

We understand 50% will be payable for any work is required (subject to confirmation)

EPC Rating = D

Council tax band = D (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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15.04.2024 Ref: 9782

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