











 3 Bedrooms
 | 
  1 Reception
 | 
  2 Bathrooms
 | 
  EPC Current C

Helliwell & Co are proud to present this immaculate three-bedroom, two-bathroom split-level period conversion, which is centrally located yet on a quiet residential road.

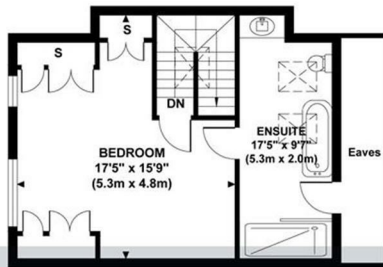
Offered to the market with a share of freehold and previously renovated to a high standard throughout whilst impeccably maintained to date, this flat offers modern living, neutral decor, picturesque views and, all within a charming period property. On the second floor, you are met with a bright, spacious west-facing open-plan reception and a modern kitchen with all the expected Neff integrated appliances. There is a vast double bedroom and a small double/single bedroom which is a perfect office environment. The family bathroom is tiled and benefits from a bathtub and power shower. Upstairs, you have the dual-aspect master bedroom with ample storage and an elegant en-suite bathroom boasting a large separate bathtub and rainfall shower. Further benefits include a share of freehold, double glazing and gas central heating.

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 Central, District, Elizabeth and GWR lines from Ealing Broadway and Ealing Common Station's Piccadilly Line.

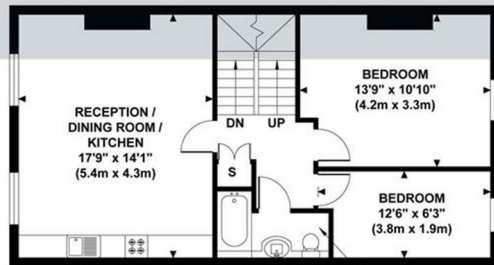
- Period Conversion
- Split Level
- Three Bedrooms
- Two Bathrooms
- Excellent Location
- Ample Storage
- Immaculate Condition
- Circa 1052sqft
- Tenure: Share of Freehold (969 years)
- Council Tax Band: D

## GRANGE PARK

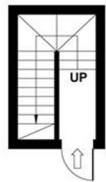
Approximate Gross Internal Area  
1052 sq ft / 97.73 sq m



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 388 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 612 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 52 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 mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

