



HELLIWELL & CO  
ESTATE AGENTS

Grange Park, Ealing W5  
Guide Price £1,550,000









 7 Bedrooms |  3 Receptions |  4 Bathrooms |  EPC Current

Helliwell & Co are pleased to offer this chain free, freehold investment opportunity in a desirable pocket of Ealing, close to transport links and green open spaces of Ealing Common.

The property is currently arranged as a selection of four two bedroom and 1 bedroom flats at basement, upper ground floor, first floor and second floor level with a total area of over 2600sq ft. There is the added benefit to develop into the loft space and extensive rear garden. The basement flat with garden has a private entrance with the remaining three sharing the entrance to the front of the property.

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 make this property ideal for professionals - with Central, District, Elizabeth and GWR lines from Ealing Broadway, and Ealing Common Station's Piccadilly Line.

- Terraced House
- Potential to Extend (STPP)
- Excellent Location
- Tenure: Freehold
- Investment Opportunity
- No Onward Chain
- Four Separate Flats
- Council Tax Band: D



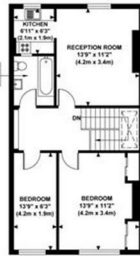
**GRANGE PARK**  
Approximate Gross Internal Area  
2636 sq ft / 244.89 sq m



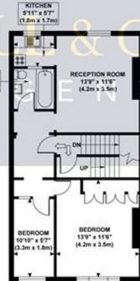
**BASEMENT FLOOR**  
GROSS INTERNAL  
FLOOR AREA 836 SQ FT



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 586 SQ FT



**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 602 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 602 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.