



Grange Park, London W5 3PL

welcome to

Grange Park, London

This exceptional 1,200 sq. Ft property, situated on Grange Park Road is a rare gem in one of Ealing's most sought-after locations. Set within a grand Georgian conversion, this stunning home offers an exquisite blend of period charm and contemporary design, finished with a very 'Zen' vibe for a tranquil and luxurious lifestyle.

The property features two spacious double bedrooms, including a serene principal suite with its own bathroom. A second modern bathroom complements the home, alongside a convenient utility room and pantry. The heart of the property is the expansive open-plan kitchen, living, and dining area—perfectly designed for both entertaining and relaxing with French doors directly onto rear garden. The stylish, high-spec kitchen offers sleek fittings and ample space for culinary creativity. A standout feature is the exceptionally large basement, designed with versatility and a calming aesthetic in mind, offering endless possibilities for use as a home office, gym, or additional living space, and a useful utility room. Outside, the home boasts a private patio for quiet moments or al fresco dining, along with access to a beautifully maintained communal garden, offering green space for relaxation and socialising. Other benefits include a Japanese soaking tub, underfloor heating, Grohe fittings, bespoke fitted cupboards, water softener, built in laundry chute directly to the basement laundry/utility room, Permission from the freeholder to install air conditioning and EV car charger.

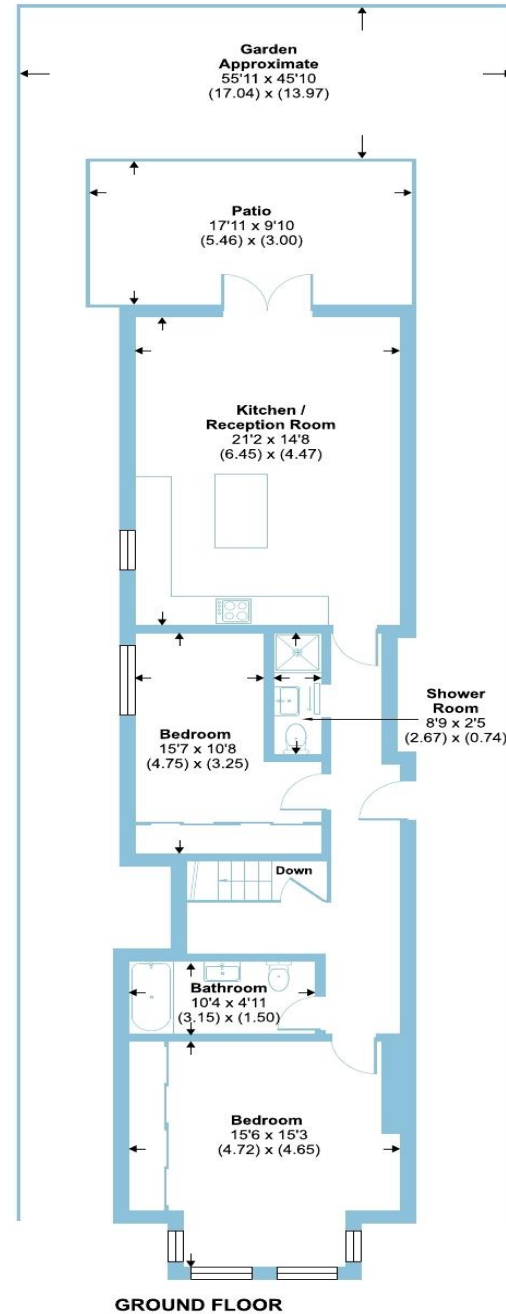
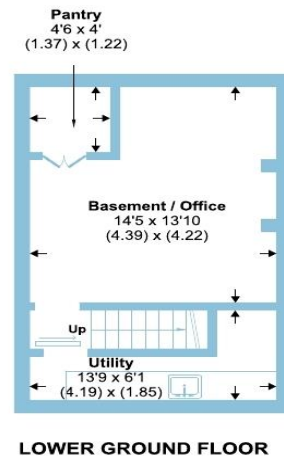
The property is moments away from a variety of local amenities, Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, the new Filmworks picture house, a variety of transport links including bus links and Ealing Broadway tube station (Central line, District line, Great Western Rail & Elizabeth line), a good selection of renowned schools and local parks such as Ealing Common, Walpole, Lammas, and Gunnersbury Park.



Grange Park London W5 3PL, London, W5

Approximate Area = 1204 sq ft / 111.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1214401



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- Ground floor, garden conversion flat with its own entrance
- Two double bedrooms & Two bathrooms
- An extra spacious room on the lower ground which could be used as a home office, gym or multi room
- Private patio and large communal rear garden
- Chain free

Tenure: Leasehold EPC Rating: D

Council Tax Band: D

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price £825,000

This ground floor, generous conversion flat, situated in a prime area of Ealing, Grange Park Road offers the best of both worlds—peaceful surroundings with easy access to the vibrant amenities of Ealing Broadway, including top-rated schools, shops, local parks and excellent transport links. Please call the Ealing branch today for more information and to arrange a viewing.



Please note the marker reflects the postcode not the actual property

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Property Ref:
EAL109581 - 0001

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