



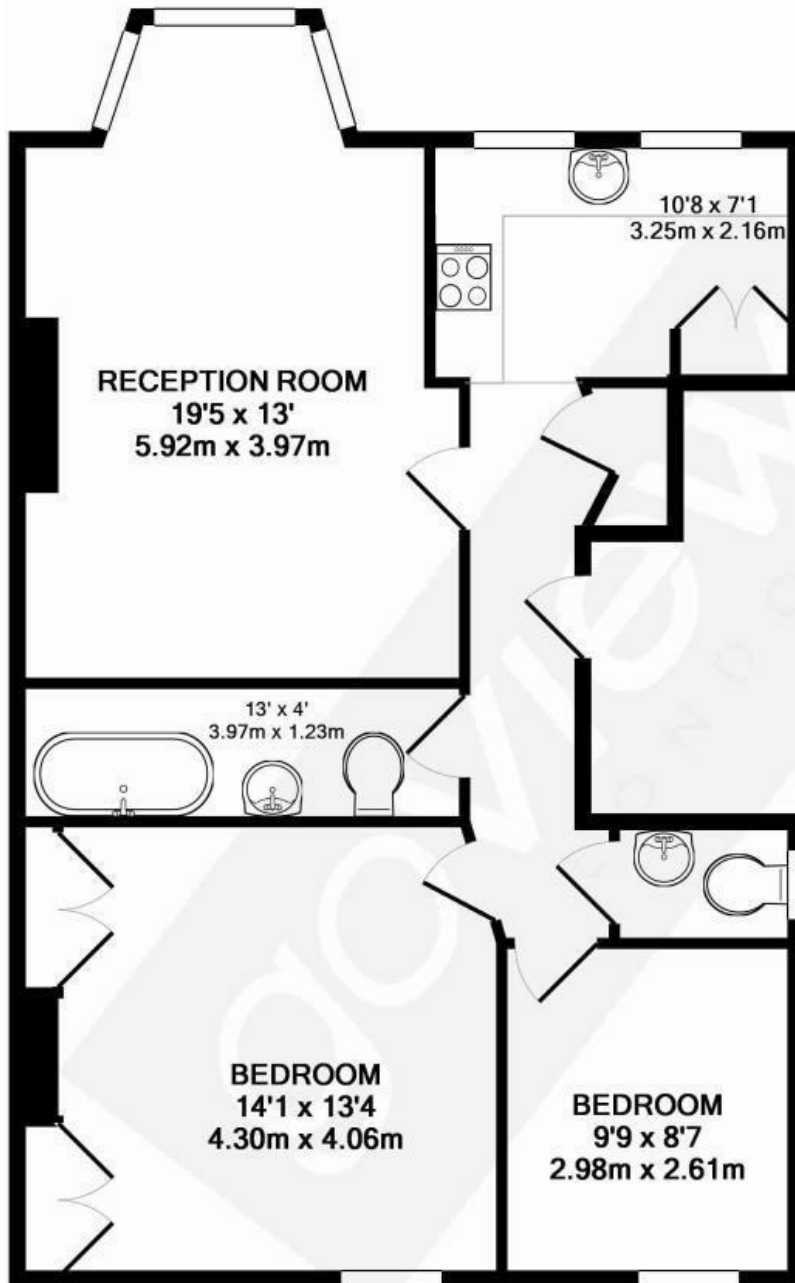
The Grove, W5

Spanning the entire first floor of this grand period residence, just moments from Ealing Broadway, is this stunning large two bedroom period conversion apartment.

Set back with deep frontage from its tree-lined setting on The Grove, its large south-facing reception is a particular feature with a well appointed, circular, bay window helping flood the front of the apartment with natural light.

£585,000

- Period conversion
- Two bedrooms
- First floor
- Moments from Ealing Broadway
- South facing reception
- Recently refurbished
- Family bathroom and separate WC
- No chain
- Long Lease 168 yrs
- High ceilings and great light



TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.8 SQ.M.)

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

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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	

Current: 65
Potential: 81