



Flat 1, 39-41 Grosvenor Road
Ealing, London
W7 1HP

£1650 PCM

RB REASTON BROWN

Immaculate One Bedroom Ground Floor Apartment, Offering A Stylish & Practical Living Space With Modern Features Throughout

This well-designed ground-floor apartment offers a stylish and practical living space with modern features throughout. Upon entering, you are welcomed into a generously sized open-plan kitchen and living area, designed for both comfort and functionality. The space is bright and airy, with large windows allowing plenty of natural light to flow in. A sleek breakfast bar provides a natural division between the kitchen and living area, while high-gloss cupboards offer ample storage. The kitchen is equipped with contemporary integrated appliances, including an electric hob, oven, fridge, full-size dishwasher, and washing machine.

The spacious double bedroom benefits from both a single door and glass double doors leading directly onto a private patio, creating a seamless indoor-outdoor connection to the private patio.

The modern family bathroom is finished with a contemporary natural décor and features a large walk-in power shower, a white toilet, and a white sink with sleek silver taps.

This ground-floor apartment further benefits from a video camera telecom system for enhanced security, an advanced air recovery system that improves ventilation and air quality, and underfloor heating throughout, ensuring warmth and comfort in every room.

EPC: TBC Council Tax: TBC

Location

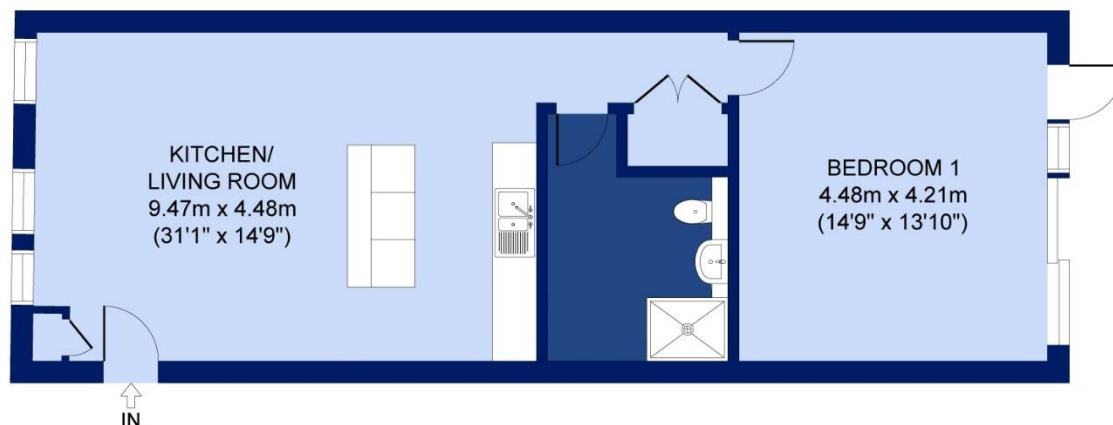
Grosvenor Road is ideally situated in the heart of West Ealing, a vibrant and well-connected area of West London, offering an excellent blend of convenience and community spirit. The location provides easy access to a wide range of local amenities, including supermarkets, independent shops, cafes, and a variety of restaurants serving both international cuisine and traditional British fare. Popular nearby shopping destinations include the Ealing Broadway Shopping Centre, which hosts major high street brands, boutique stores, and essential services, ensuring residents have everything they need within easy reach.

For commuters, Grosvenor Road is just moments from the busy Broadway, where frequent bus services provide efficient connections to Ealing Broadway, Acton, and Central London. The area benefits from multiple transport options, including access to the Central and District Line at Ealing Broadway station, ensuring quick and direct routes into the heart of London. Additionally, West Ealing station, part of the Elizabeth Line (Crossrail), offers fast services to Paddington, the West End, Canary Wharf, and Heathrow Airport, making it an ideal location for professionals and frequent travellers.

Green spaces such as Walpole Park and Lammas Park provide residents with picturesque settings for outdoor activities, walking, and relaxation. Combining excellent connectivity, local conveniences, and a welcoming community, Grosvenor Road is a sought-after location for those looking to enjoy the best of West London living.







GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 667 SQ FT / 62 SQ M
FLAT 1, 39-41 GROSVENOR ROAD, HANWELL, LONDON W7 1HP

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

RB REASTON BROWN

Costs:-

Holding Deposit (pre references) = One Weeks Rent

Rent in advance = One Month Rent

Security Deposit = Five Weeks Rent

If you provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit

Viewing is Strictly by Appointment through Reaston Brown

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

Sales, Lettings, Commercial & Chartered Surveying

NATIONAL ASSOCIATION
NAEA
ESTATE AGENTS

