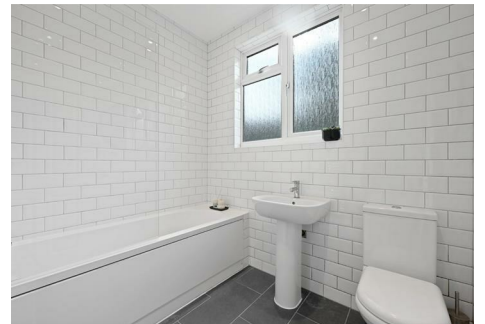


Rolfe East



Grange Park, Ealing, W5 3PR

£499,950

- Two Bedrooms
- Excellent condition throughout
- 13 minutes to Ealing Broadway Station
- No upper chain
- Ground floor flat
- Recent high quality refurbishment
- Gas central heating and double glazing
- EPC Rating: D / council tax band: C

54 Grange Park, Ealing W5 3PR

A simply stunning ground floor apartment having been refurbished throughout to an exacting standard and now offered for sale with the benefits of no upper chain,

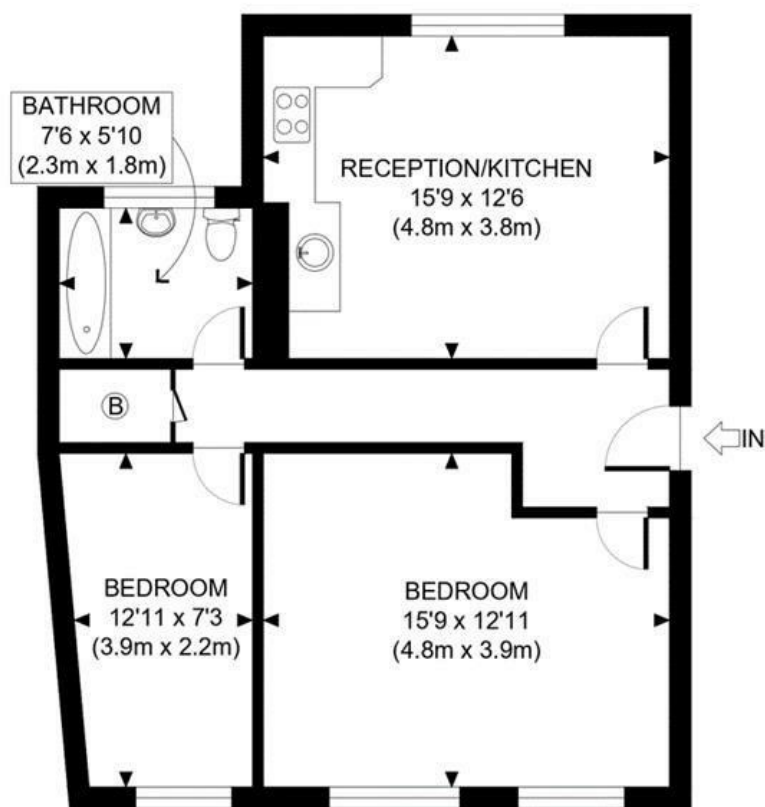
A most sought after area of West London within which The Grove is perfectly positioned to enjoy the vibrant café culture and independent shops of Ealing, the wonderful parks which include Ealing Common, Walpole Park and Pitzhanger House, art galleries, theatres, and independent cinemas.

Transport by way of Ealing Broadway Station which is just ten minutes walk and offers access to the Central & District underground lines and the fantastic Elizabeth Line allowing access to Heathrow Airport in 20 minutes or into Zone 1 Bond Street is 15 Minutes.



Council Tax Band: C





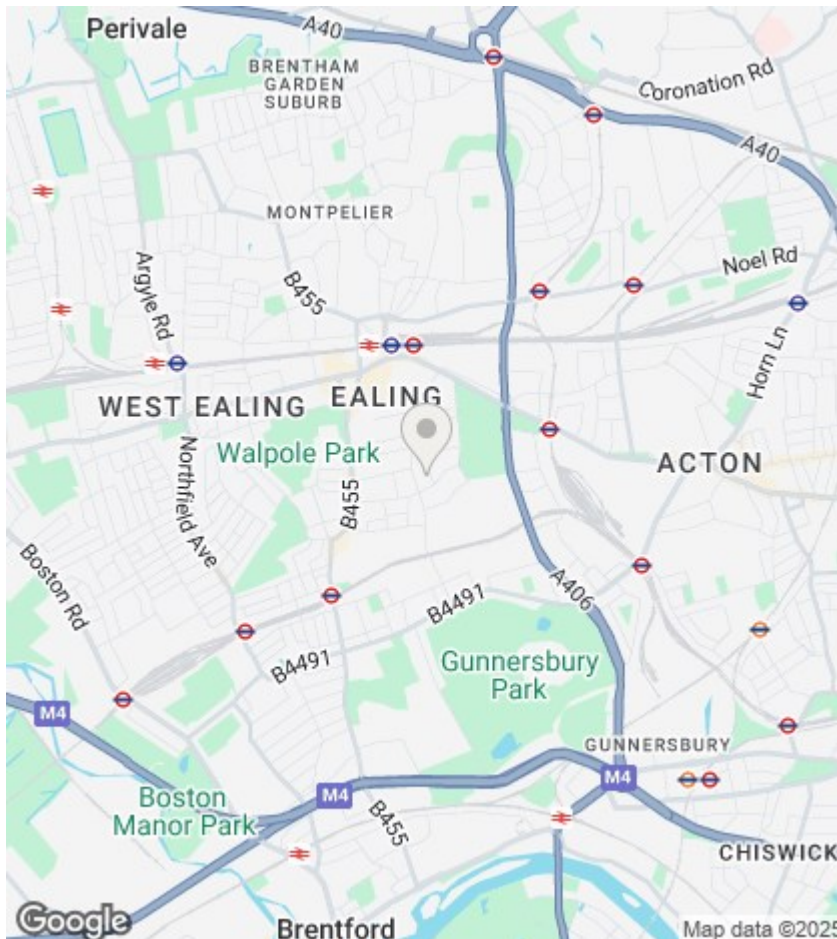
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 628 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 628 SQ FT/ 58 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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



Directions

Viewings

Viewings by arrangement only. Call 020 8567 2242 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TRANSPORT: by way of Ealing Broadway Station which is just ten minutes walk and offers access to the Central & District underground lines and the fantastic Elizabeth Line allowing access to Heathrow Airport in 20 minutes or into Zone 1 Bond Street is 15 Minutes.