

# Rolfe East



## The Grove, Ealing, W5 3SL

Offers In Excess Of £2,000,000

- Period Victorian Home
- 80 FT rear garden
- No upper chain
- Council tax band: G
- Semi detached freehold house
- Off street parking for two cars
- 8 minute walk to Ealing Broadway Station

# 121 The Grove, Ealing W5 3SL

A substantial semi detached period home with bright and spacious accommodation arranged over four floors and boasting an 80ft rear garden and off street parking for up to two cars. The property is being offered for sale with no upper chain and enjoys a convenient location on a popular residential road adjacent to The Ealing Common and an eight minute walk to Ealing Broadway Station.

The Grove is a highly sought after location in the heart of Ealing Broadway whilst also moments from the open spaces of Ealing Common, Ealing Broadway shopping centre and the historic Walpole Park. For transport and commuting to central London, Ealing Broadway station is easily reachable at 0.4 miles and provides the Central and District line tube services and the fabulous Elizabeth line service with its fast and regular connections to a number of key stations across central London such as Paddington, Bond St, Tottenham Court Road and Canary Wharf. In the opposite direction this service takes you to all Heathrow terminals and Reading. Additionally, Ealing Common station which is also 0.4 miles from the property adds the Piccadilly line tube service to the West End of London.



Council Tax Band: G

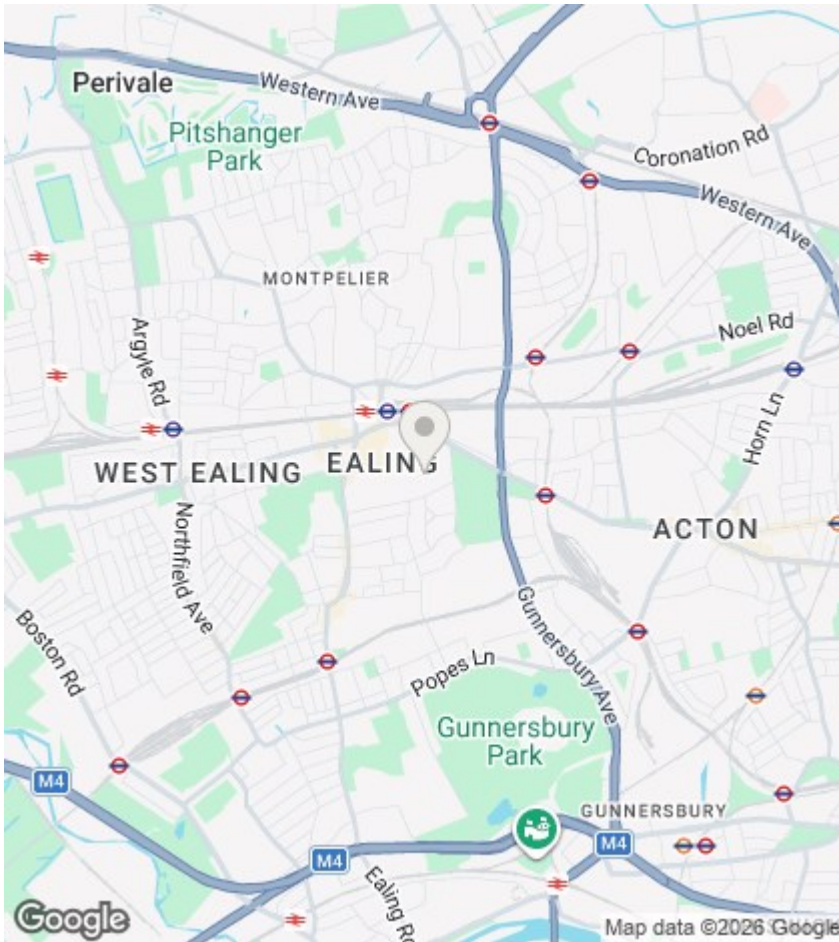




APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE: 2739 SQ FT/ 254 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE: 2685 SQ FT/ 249 SQM

**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			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	