



## Grange Road, London

A well proportioned two-bedroom first floor period conversion flat, set on the much sought after Grange Road, Located moments from Ealing Common with easy walking access back to Ealing Broadway.

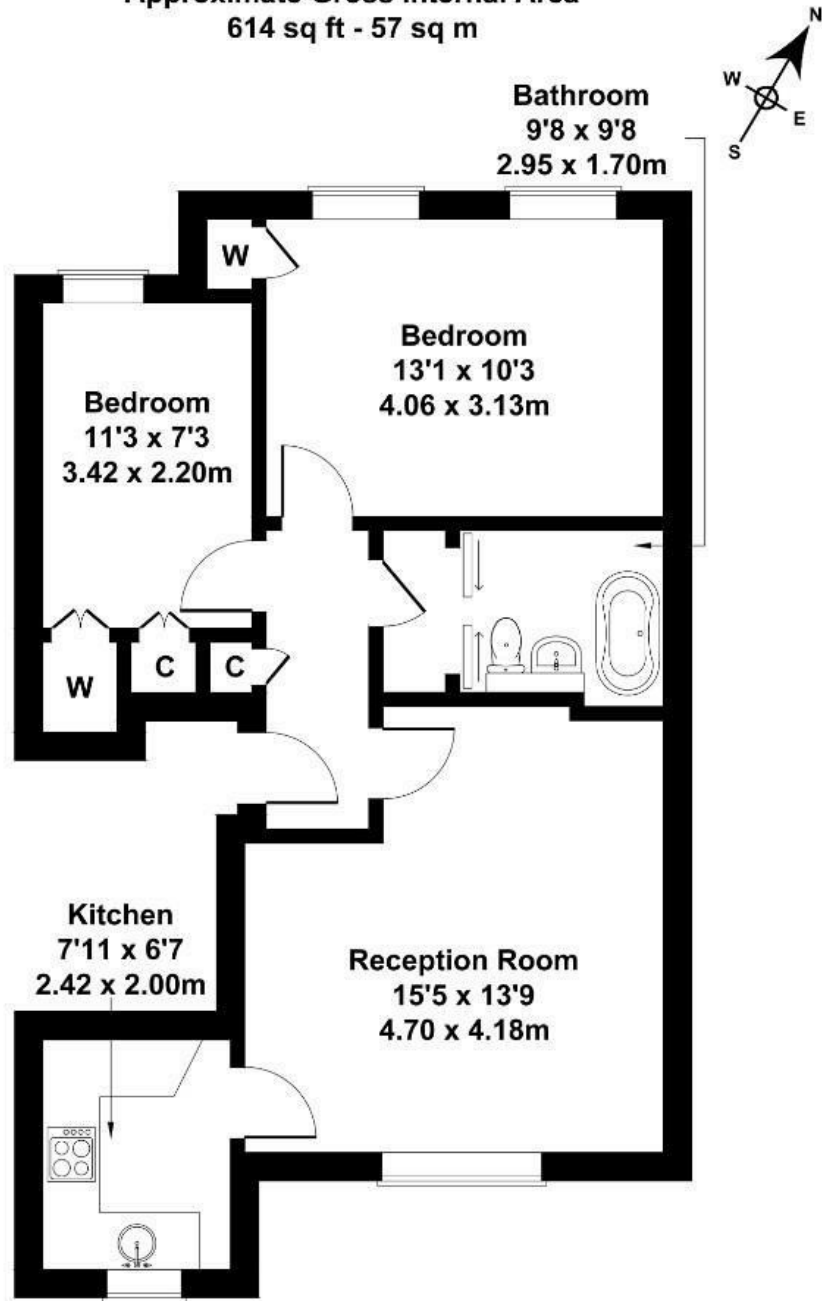
The property further benefits from a brand-new lease, off-street parking and no onward chain.

£499,995

- Period conversion
- Two double bedrooms
- New lease 125 yrs
- First floor
- Off street parking
- Short walk to Ealing Broadway
- Right by Ealing Common
- Good condition throughout
- No chain
- Double glazing throughout

# Grange Road

Approximate Gross Internal Area  
614 sq ft - 57 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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