



THE GROVE, LONDON, W5

£650,000 LEASEHOLD

Lease: Approx. 244 years remaining

Ground Rent: £250 per annum

Service Charge: £2,295 per annum

(information supplied by vendor)

Council Tax Band: E

EPC Band: B

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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DESCRIPTION:

On offer is a fantastic opportunity to acquire a three bedroom flat in the heart of Ealing Broadway. Located on the lower ground floor, the flat provides an abundance of space and whilst offering open plan living with three well-proportioned bedrooms accompanied by two bathrooms. Off the living room is a delightful patio area, whilst the flat is also finished to the highest of standards. This modern four storey block is in the perfect location for all that Ealing Broadway has to offer. Not only are its many amenities on your doorstep, but also it is ideal for connections in and out of London, particularly being only a short walk to Ealing Broadway station. This flat is the perfect opportunity for any discerning commuter.

**Imagery : please note furniture has been superimposed into certain photos*



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THE GROVE

Approximate Gross Internal Area 953 sq ft / 88.5 sq m



BASEMENT FLOOR
GROSS INTERNAL
FLOOR AREA 953 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards. DE-PHOTOGRAPHY.NET

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 243 year and 7 months

Service Charge: £2,295 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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