



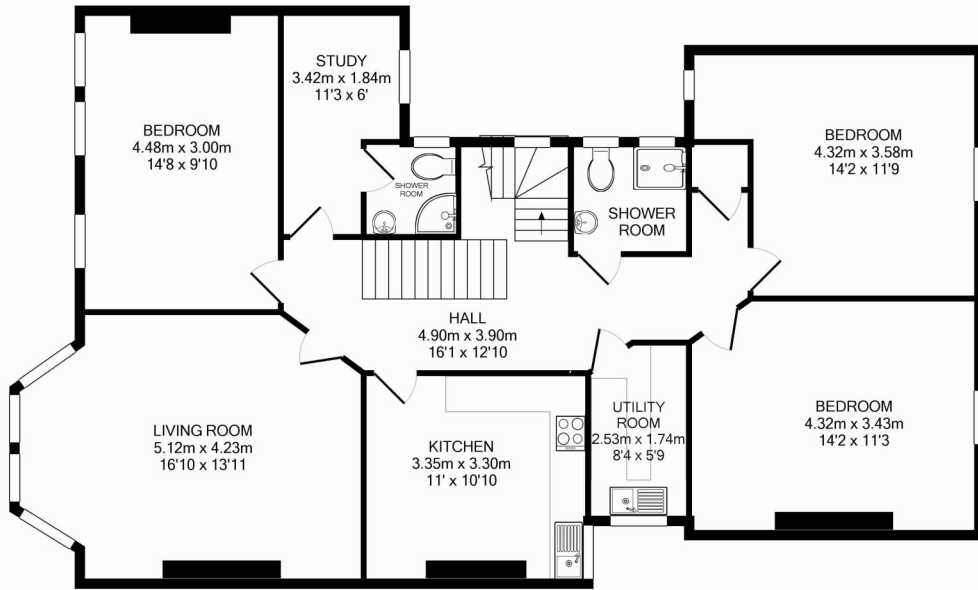
Woodgrange Avenue, Ealing, London W5 3NY Price £1,100,000 Share in Freehold - No Chain

A spacious Edwardian apartment on two floors offering versatile and flexible accommodation which could be used for the larger families to share. A feature is the second-floor triple aspect sitting room. The accommodation affords lofty well-proportioned rooms with period features.

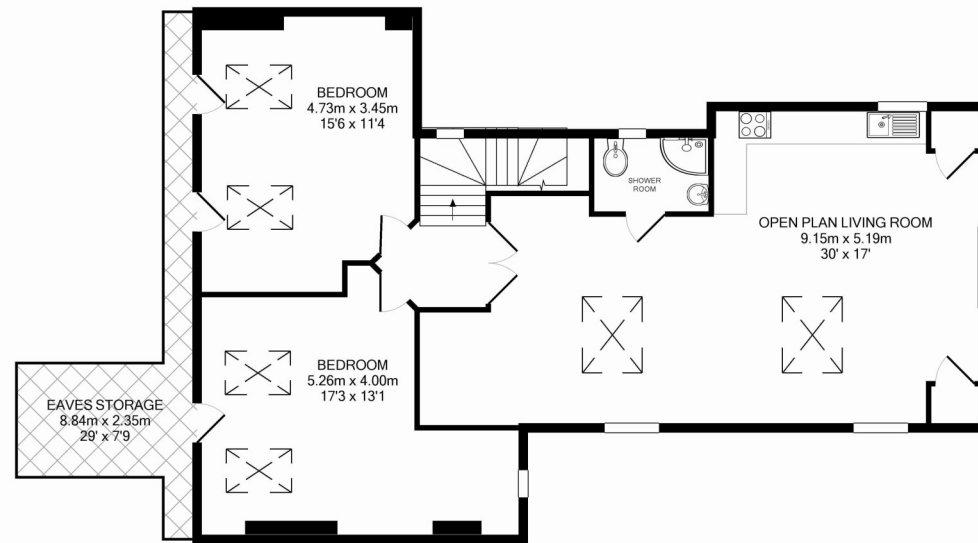
The property comprises 5 bedrooms, living room, study, kitchen, utility room and 3 shower rooms (1 is en suite to the study). On the second floor is a triple aspect reception room open-plan with a kitchen area.

Very conveniently situated, just a short stroll to **Ealing Common** station, local shops, bars and restaurants, the nearby lovely wide open spaces of Ealing Common, with access to **Ealing Broadway** station with Elizabeth Line connection & Ealing town centre and M4 & M40 motorways. Local schools include Twyford CofE High, Ellen Wilkinson High and The Japanese School.





1st Floor



(Photographs taken previously)
 EPC Rating = C
 Council tax band = E (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

18.11.2024 Ref: 9912

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

