

## FLAT 8, GRANGE PARK, EALING



£330,000

Tuffin & Wren are delighted to offer for sale this recently refreshed, bright & spacious conversion apartment set on the top (2nd) floor of a substantial Victorian building, situated in a desirable and most convenient of locations just moments from Ealing's busy Broadway and the wide-open green spaces of Ealing Common. The flat features open-plan living/dining/kitchen spaces with a modern fitted kitchen area, double bedroom, a shower room/WC, as well as pretty communal grounds and off street parking to rear.

# TUFFIN & WREN

*Independent Estate Agents*



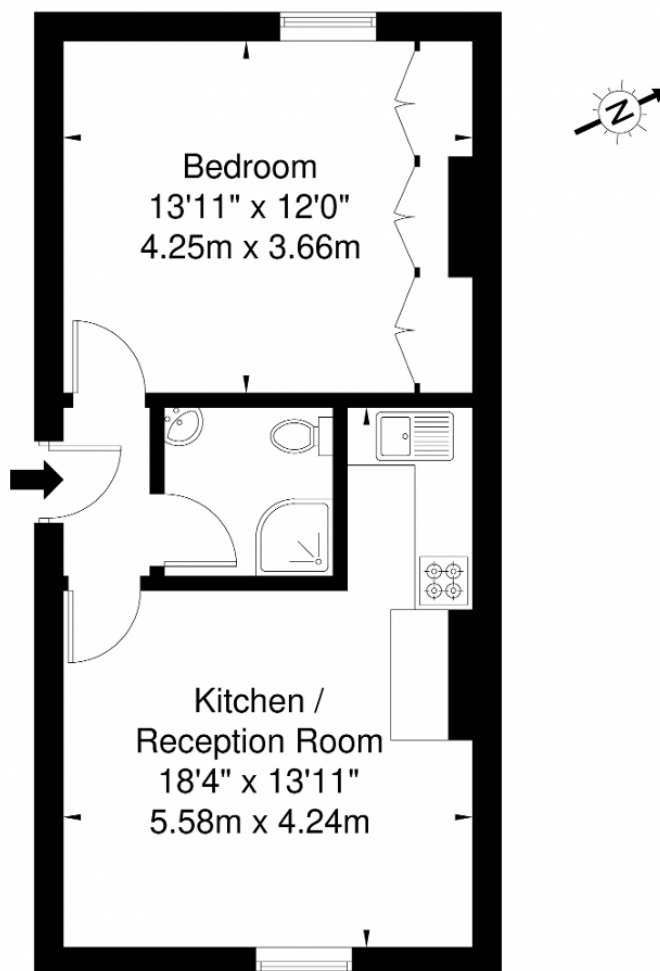
## Further Information

For more details please call us on **020 8566 3366** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Grange Park, W5 3PL

Approx. Gross Internal Area = 39.9 sq m / 429 sq ft



Third Floor

Ref

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**B L E U  
P L A N**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	63   D
39-54	E		
21-38	F		
1-20	G		