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THE GROVE, EALING, LONDON, W5 5LL

£250,000

Long Leasehold plus ownership of the Freehold of the building



ONE BEDROOM LOWER GROUND FLOOR GARDEN FLAT requiring upgrading/modernisation

The property forms the lower ground part of a 1890s three storey end-terrace building, being within approx. 0.2 miles from the multiple shopping & transport facilities of Ealing Broadway, which features both the Central & District Tube Lines.

The property forms part of the Ealing Town Centre Conservation Area.

*** TO INCLUDE THE FREEHOLD OF THE BUILDING ***

*** GAS CENTRAL HEATING WITH RADIATORS (system not working) ***

*** DOUBLE GLAZING TO PART ***

***13'4 x 12'10 RECEPTION ROOM * KITCHEN (requiring updating) ***

*** 13'9 x 11'8 BEDROOM * 8'8 x 7'2 BATHROOM (requiring refit) ***

***SEPARATE WC * 40' OWN REAR GARDEN ***

*** NO UPPER CHAIN ***

The accommodation comprises (with approximate dimensions):

GROUND FLOOR	Hallway		
	Reception Room	13'4 x 12'10	(4.02m x 3.19m) Double doors to garden
	Kitchen	10'3 x 6'3	(3.07m x 1.86m)
	Bedroom	13'9 x 11'8 max	(4.16m x 3.52m) Fitted cupboards/wardrobes
	Bathroom	8'8 x 7'2	(2.64m x 2.18m) featuring only a corner bath
	Separate wc (no wash hand basin)		

OUTSIDE Own private rear garden. 40' (12.19m), featuring a paved patio and with fence and wall surrounds.



TENURE

Our Client owns the Freehold of the building.
The Subject Flat also has a lease for 999 years from 24th March 1965.
The Upper Flat is held on a lease of 999 years from 24th March 1965 at a peppercorn ground rent.

HISTORICAL INTEREST

In the past, the building was owned by the BBC TV presenter, Barry Bucknell.
The property featured in the 1962 BBC series of "Bucknell's House" which followed a 39 week BBC project when the house was renovated.

EPC

AWAITED

VIEWING

By appointment via **WESTBROOK: 020 8578 6704**