



**Woodgrange Avenue, Ealing, London W5 3NY**  
**Price £745,000 Leasehold**

**Conveniently located and just a short walk to Ealing Common station - a well-presented 3-bedroom purpose-built ground-floor flat with period features including reception room fireplace surround, picture rails, dado rails and set within an Edwardian building. The property is offered with a private west-facing rear lawn garden.**

The accommodation comprises entrance hall, front reception room with wood floor and a large period fireplace surround, the fitted kitchen is at the rear with double doors to the garden, 3 bedrooms, bathroom and a shower room.

Outside is a private west-facing rear lawn garden of approx 41ft.

Situated approximately 0.1 miles from **Ealing Common** station, local shopping facilities, bars and restaurants, near to the lovely wide open spaces of Ealing Common and with access to **Ealing Broadway** station with Elizabeth Line connection & Ealing town centre.

Road connections for A4, A40, M4 / M40 motorways and North Circular Road.

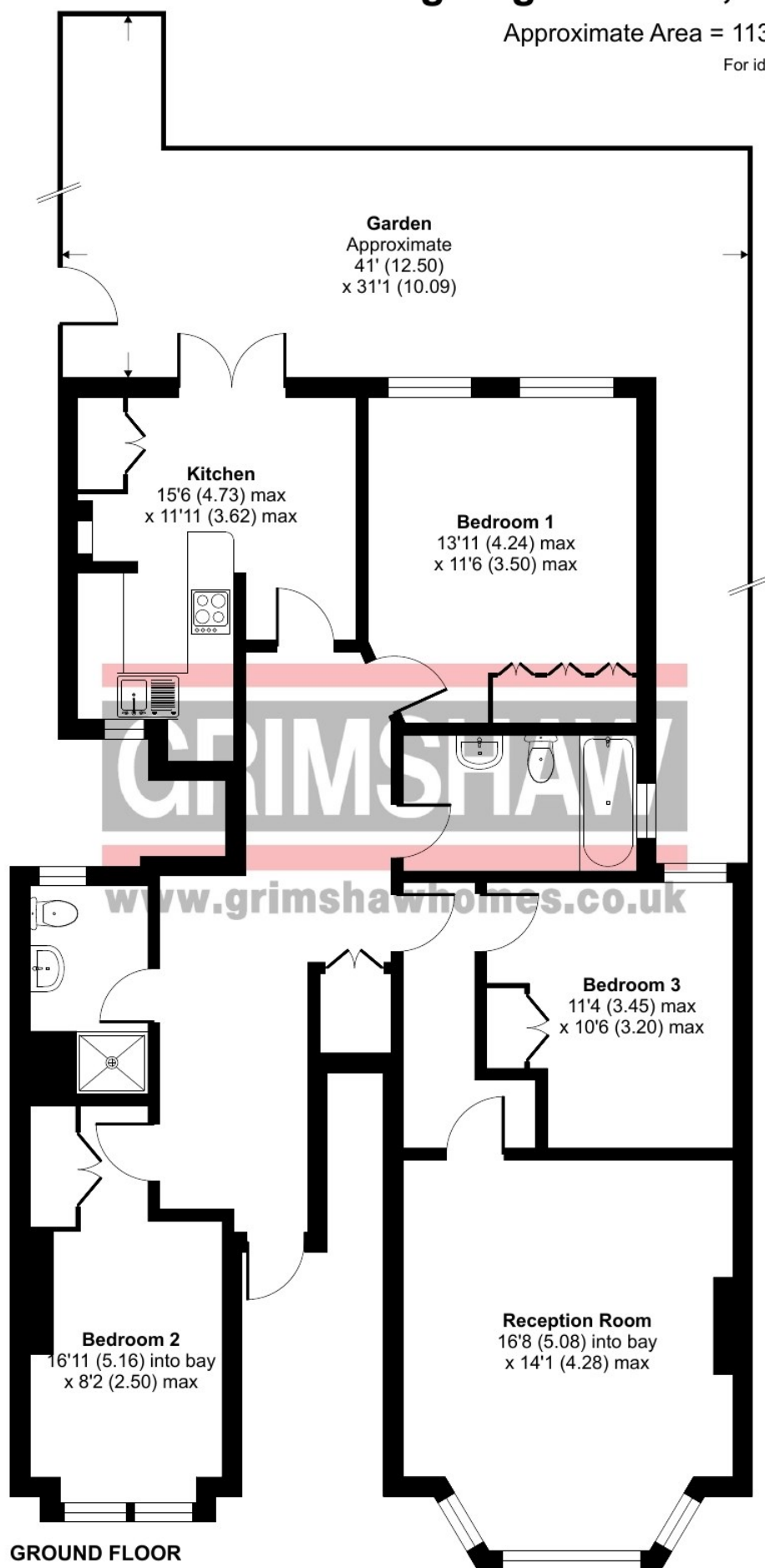
Well-placed for a number of local schools including West Acton Primary, St Benedict's, Durston House, St Augustine's Priory, Christ The Saviour CofE Primary, Ellen Wilkinson High, The Japanese School, Holy Family Catholic Primary, Twyford CofE High, St Vincent's Catholic Primary, Ada Lovelace CofE High and Derwentwater Primary.



# Woodgrange Avenue, London, W5

Approximate Area = 1133 sq ft / 105.2 sq m

For identification only - Not to scale



**GROUND FLOOR**





EPC Rating = D

Lease: 189 years from 25th December 1972

Service charge and Ground rent: Nil

Council tax band = E (£2,381.31 for 2024/2025)

Local authority: London Borough of Ealing

Parking: Controlled parking zone: Ealing Common Zone (F)

Connected services and utilities: Electricity: mains gas (gas boiler and radiator heating):  
mains drainage: landline not connected: broadband connected

Surface water: 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

All 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.

19.02.2025 Ref: 9941

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