



Woodgrange Avenue, Ealing, London W5 3NY **Fixed Price £699,950 Share in Freehold - No Chain**

A spacious and recently updated to a high standard, Edwardian first-floor apartment on the whole of the first floor (currently used as a 5 room HMO) offering flexible accommodation with well-proportioned light & airy rooms and some period features. The property could be used for the larger family to share, an investment opportunity or potential for development (subject to usual regulations).

The entrance hall leads to 5 rooms, fitted kitchen, 2 bathrooms / WC and a separate WC.

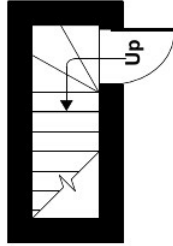
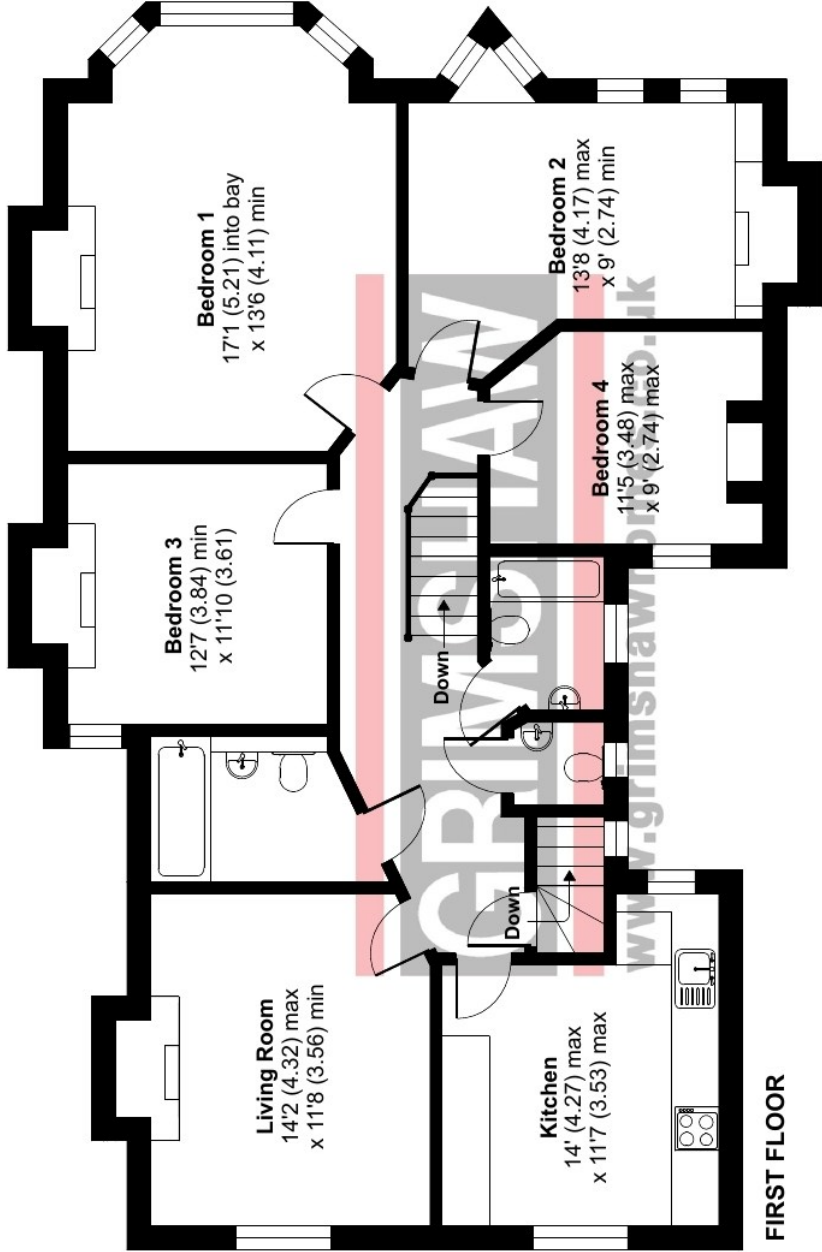
Very conveniently situated, just a short stroll to **Ealing Common** station (with District and Piccadilly Lines towards Central London), local shops, bars and restaurants. The nearby lovely wide open spaces of Ealing Common. With access to **Ealing Broadway** station with Elizabeth Line connection & Ealing town centre and M4 & M40 motorways.

Local schools include Twyford CofE High, Ellen Wilkinson High and The Japanese School.

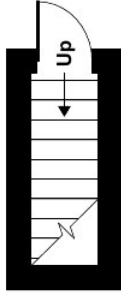
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Approximate Area = 1265 sq ft / 118 sq m

For identification only - Not to scale



GROUND FLOOR



GROUND FLOOR 2



(Internal photographs supplied by the vendor)

EPC Rating = D

Council tax band = E (£2,613.77 for 2026 / 2027)

Local authority: London Borough of Ealing

Parking: On road parking and controlled parking zone (Ealing Common zone F)

Accessibility: Internal staircase

Connected services and utilities: Gas supply: electricity supply: mains drainage

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.

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

