GRANGE ROAD, LONDON W4

A light and spacious two bedroom flat set within this purpose built low rise block with communal gardens.

This purpose built flat offer the ability for a buyer to improve to their own standard. The property currently provides two double bedrooms, a bathroom, reception room and a kitchen. The property is well place for access to Gunnersbury Park underground station and access to Chiswick High Road with the broad selection of shopping and leisure facilities.

Guide Price: £460,000 Leasehold
GRANGE ROAD, LONDON W4

Low rise purpose built block
Two double bedrooms
Communal gardens
In need of modernisation
Kitchen / breakfast room
Located close to Gunnersbury Park station
Ease of access to Chiswick High Road and the A (M)4
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
THE GRANGE, GRANGE ROAD W4 4DE
TWO BEDROOM PURPOSE BUILT FLAT
GROSS INTERNAL AREA 711 Sq. Ft. (66.1 Sq. M.)

Tenure: Leasehold—
125 years from 25th December 1999
Guide Price: £460,000
Service Charge: £1,646 for last year
Ground Rent: £100 per annum

EPC Rating: TBC
Parking: Residents parking permit
Council Tax Band: D

First Floor

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors' agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed; further checks should be made through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.