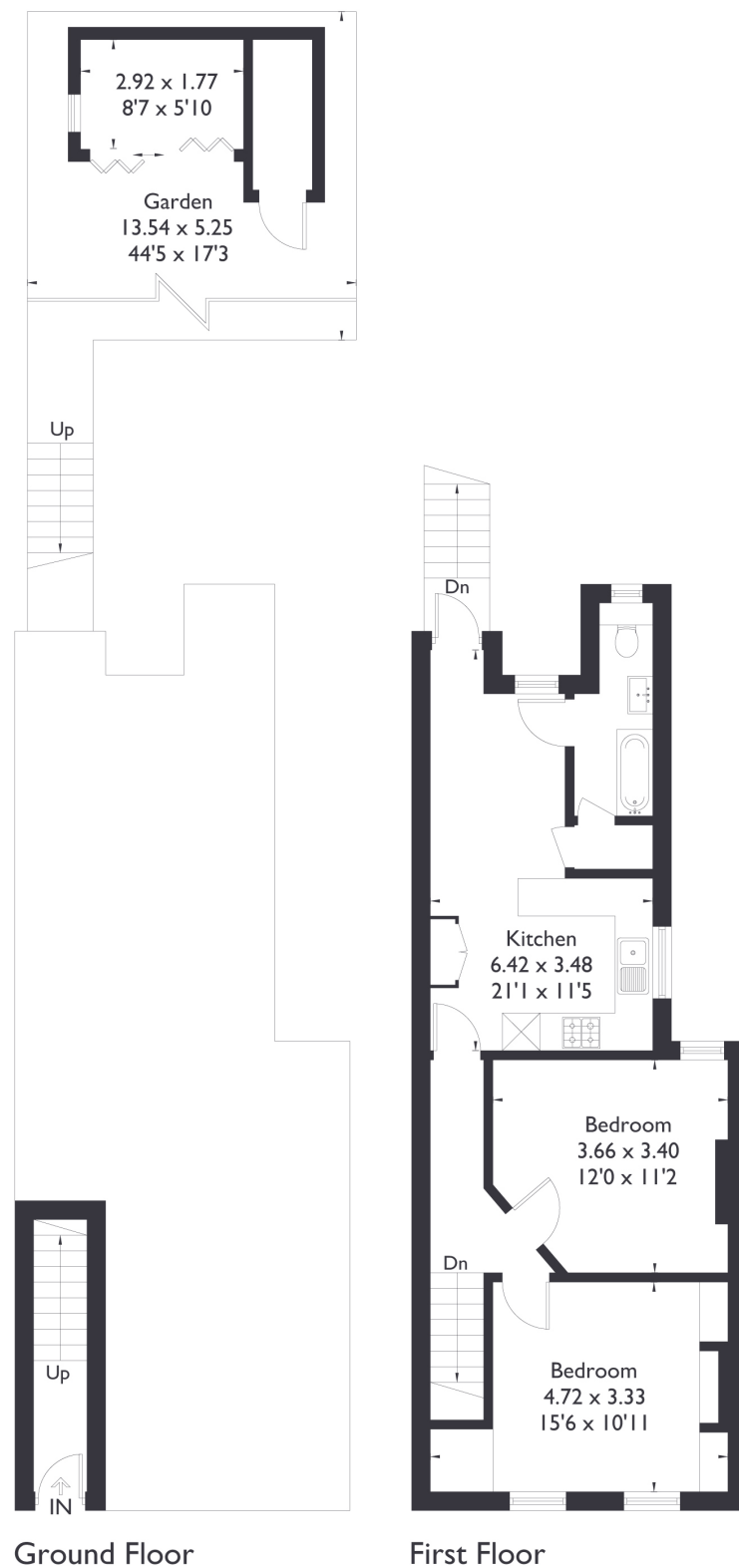




## First Floor Flat, Grosvenor Road, W7

Approximate Floor Area = 59.2 sq m / 637 sq ft  
Outbuilding = 6.8 sq m / 73 sq ft  
Total = 66 sq m / 710 sq ft



### 2 BEDROOM FLAT

Grosvenor Road, W7  
£475,000

Welcome to this beautifully presented two bedroom, one bathroom first floor flat, offering a perfect blend of charm and practicality.

The property features a bright and spacious separate reception room, along with an open-plan kitchen and dining area that flows seamlessly out to a stunning west facing private garden, ideal for soaking up the afternoon sun.

### FEATURES

- Two Bedrooms
- One Bathroom
- Open Plan Kitchen/Living Space
- On Street Parking
- West Ealing Station (Elizabeth Line)
- Potential To Extend (STPP)
- EPC Rating C





2 BEDROOM FLAT

## Grosvenor Road, W7

Stylishly decorated throughout, the interior is ready to move into, requiring minimal work for the next owner. There's also fantastic potential to extend into the loft space, subject to the usual permissions.

Located within the catchment area of Oaklands Primary School and just a 15-minute walk to both Hanwell and West Ealing Stations, this home offers excellent access to transport links, green spaces, and local amenities. EPC Rating C.

