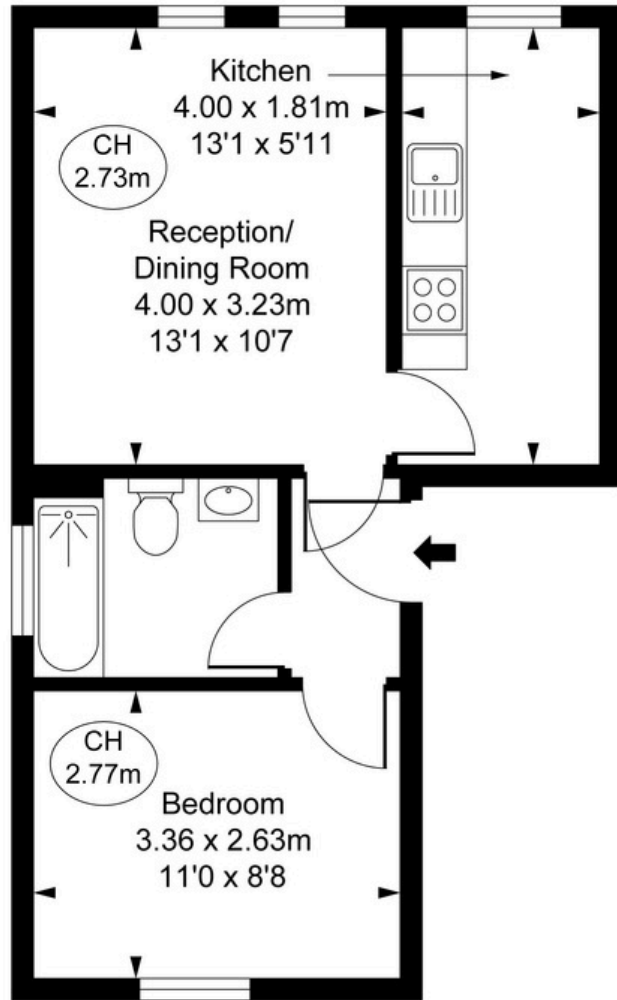
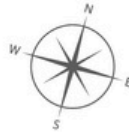






The Grove, W5

Approximate Gross Internal Area
36.57 sq m / 394 sq ft
(CH = Ceiling Heights)



First Floor



PRECISION
YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in theRICS Code of Measuring Practice
© Fulham Performance

About the property

Why We'd Buy It

If you're tired of paying over the odds for someone else's vision (and questionable tile choices), this is your opportunity to start from scratch. This first-floor one-bed flat on The Grove is a blank canvas in the truest sense — it needs a full refurb, yes, but it's priced to reflect that.

What you do get is a brilliant location close to Ealing Broadway, ceiling heights nudging 2.8m, and a chance to shape every detail without having to compromise around someone else's Ikea obsession. Whether you knock through the kitchen into the living space or keep things traditional, the bones are solid and the layout sensible.

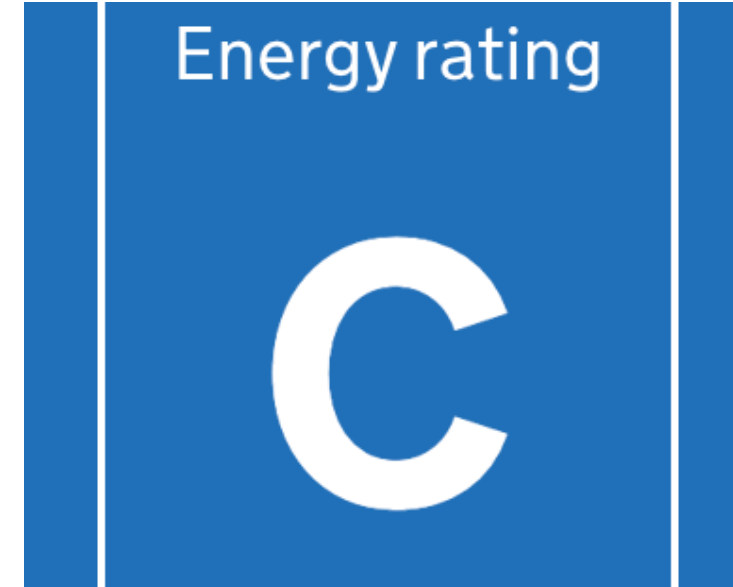
A brand new 125-year lease will be granted on completion and there's potential for a share of freehold to follow — ideal for those looking to take more control over their asset and its future capital appreciation. You're not paying a developer's margin here, just investing in potential. First-time buyers, investors, or Ealing lovers wanting a pied-à-terre — this one's for you.

Key features

- First floor period conversion
- One double bedroom
- Separate kitchen and reception
- 2.8m ceiling height
- Approx. 394 sq ft / 36.57 sq m
- Requires full refurbishment
- New 125-year lease to be granted on completion
- Share of freehold to be offered later
- Prime Ealing location
- Moments from Ealing Broadway (Elizabeth Line, District & Central Lines)

Material information

- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£300,000**
- Lease Start Date - **18/06/2025**
- Lease Duration - **125 years**
- Service Charge - **£300 yearly**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		