

2 Bed Flat In Grand Union House 257 Ealing Road, Wembley, HA0 1GH £106,250





## **SHORT DESCRIPTION**

Property Ref: 16704 Situated in the sought-after Grand Union House on Ealing Road, Wembley, this well-presented two-bedroom flat offers a superb combination of comfort, convenience, and modern living. Positioned on the first floor with lift access, the property is ideal for buyers or tenants seeking a home in a vibrant and well-connected location. The apartment features a bright and spacious open-plan reception and kitchen area, creating a welcoming space for both relaxing and entertaining. There are two generously sized bedrooms, along with a modern family bathroom, all finished to provide a comfortable and cosy living environment throughout. Further benefits include a private balcony overlooking attractive communal gardens, residents' parking, and excellent transport connections. The property is within easy walking distance of Alperton Station on the Piccadilly Line and Hanger Lane Station on the Central Line, while the A40 is also conveniently accessible for motorists. A wide range of local amenities are close by, including Sainsbury's, Loon Fung, and Lidl, making everyday living especially convenient. Perfectly located in a lively and well-connected setting, this apartment offers an excellent opportunity for those looking for a stylish home in a prime Wembley location. Property Type: Flat Full selling price: £425000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £106250.00 Monthly rent based on 25% share: £1116.15 Remaining lease (In Years): 118 Yearly Ground Rent Cost: £0.00 Monthly Service Charges: £214.19 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied



**Bed Room(s)**



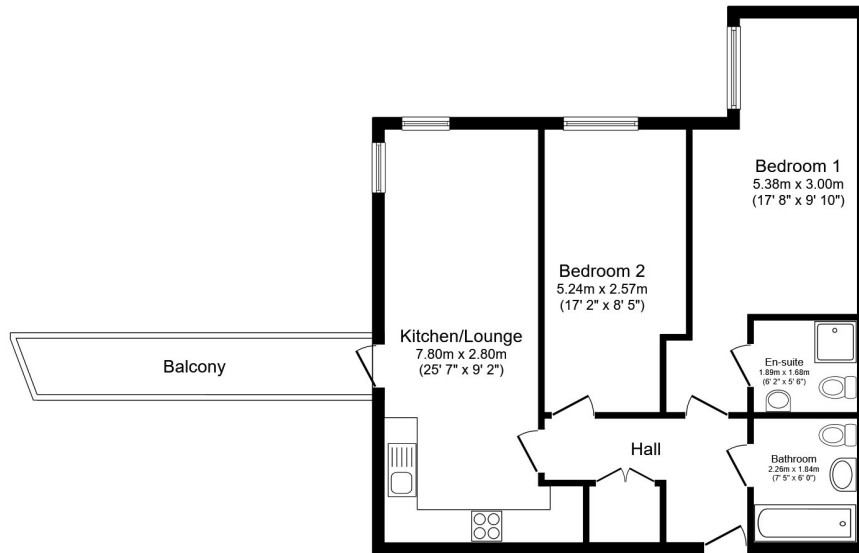
**Bath Room(s)**



**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 68.7 sq.m. (740 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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