



Studley Grange Road, London W7

- First Floor Apartment, built around 786 SQFT/73 SQM
- Shareholder and Long Lease (125 Years from 1st Jan 1995)
- Service Charge is £1,200 Per Annum
- The Property Benefits from Communal Garden and Free Parking to the Rear
- Located in the London Borough of Ealing
- Excellent Value and Strong Pricing Position
- Close to National Rail and Overground services



PROPERTY DESCRIPTION

Situated on the first floor of a period conversion on Studley Grange Road, this three-bedroom apartment is built over 786 Sq ft, and presents an excellent opportunity for buyers seeking a property with scope to modernise and enhance to their own specification.

Reduced asking price of £360,000 — this property reflects strong value and creates an appealing opportunity for a swift and straightforward transaction. The accommodation comprises a generous reception room, separate kitchen, three well-proportioned bedrooms, along with a separate bathroom and WC, offering flexibility for redesign and improvement. The property further benefits from a share of freehold, a long lease and free parking to the rear, making it particularly attractive for both owner-occupiers and buy-to-let investors. Located within the London Borough of Ealing W7 post code, the property is well positioned for National Rail and Overground services, local amenities and green spaces. With clear potential to add value through refurbishment and long-term capital growth as the market improves, this is an ideal purchase for buyers looking to renovate, retain and benefit from future appreciation. The first floor flat comprise reception area , one kitchen , three bedrooms and bathroom.



ROOM DESCRIPTIONS

Great Rooms Attracting Potential Investors!

This floor offers spacious reception room with excellent proportions, offering strong potential to be upgraded into a modern living and dining space.

The property also lends itself well to investors, with three bedrooms, strong local rental demand and excellent transport links via nearby National Rail and Overground services. Following refurbishment, the layout and location offer the potential for attractive rental returns and long-term capital growth within the London Borough of Ealing.

Kitchen Area

A separate kitchen providing a practical layout with clear scope for modernisation and reconfiguration.

Bedroom One

A generous principal double bedroom with space for wardrobes and additional furnishings.

Bedroom Two

A well-sized second double bedroom, suitable for family living or rental use.

Bedroom Three

A versatile third bedroom, ideal as a home office, study or additional bedroom.

Bathroom

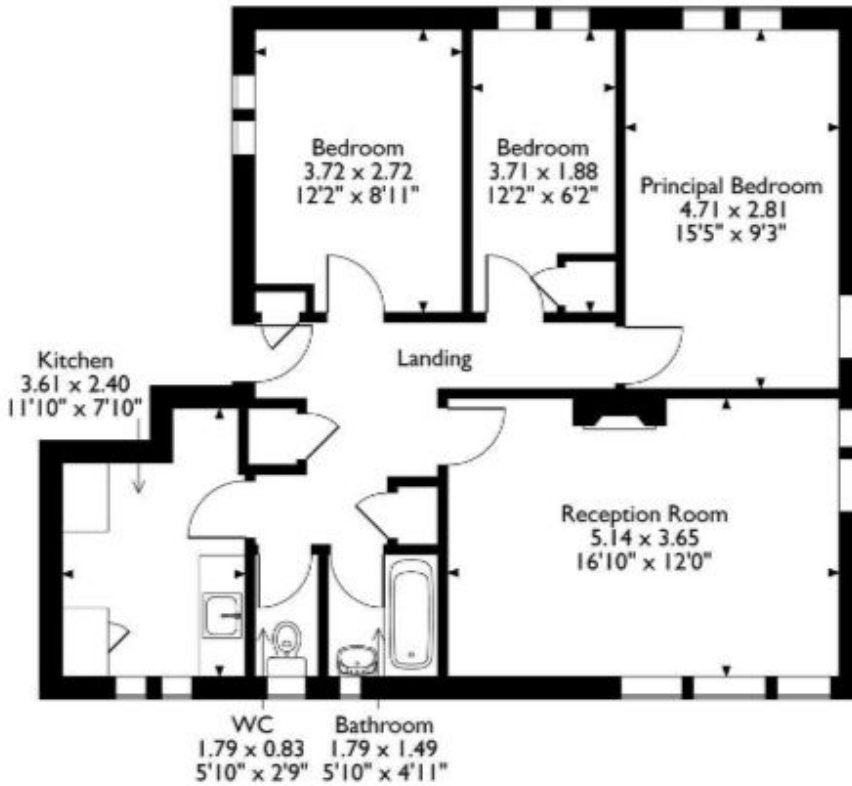
A separate bathroom fitted with bath and wash hand basin.

WC

A separate toilet, offering convenience and future layout flexibility.



Studley Grange Road, London
 Approximate Gross Internal Area
 786 SQFT/73 SQM



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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