



**HELLIWELL & Co.**

**Connell Crescent, Ealing, W5  
£1,575 Per Calendar Month**





Split Level Flat – Three Bedrooms – Large Reception Room – Kitchen with Integrated Appliances – Private Garden – Double Glazing – Gas Central Heating – Furnished / Unfurnished – Available Now

With its own private entrance, this bright and spacious split level flat is offered to the market furnished or unfurnished and is available mid-April 2021. The property has a large reception room, a kitchen with integrated appliances, three bedrooms and a family bathroom, which is fully equipped with a bathtub and power shower. Further benefits include a well maintained private garden, gas central heating, double glazing, ample storage space throughout and a neutral décor.

Connell Crescent is ideally located for access to both Hanger Lane (Central line) and Park Royal (Piccadilly line) tube stations, as well as Ealing Broadway's tube station (Central and District lines, mainline and future Crossrail), shopping centre, local shops, restaurants and bars. The open spaces of Hanger Hill and Pitshanger Parks are also nearby.

- Three Bedrooms
- Separate Fitted Kitchen
- Double Glazing
- Gas Central Heating
- Private Garden
- Private Entrance
- Furnished or Unfurnished
- Available Now
- Residential Location



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>58</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	