



HELLIWELL & Co.

St. Marys Road, Ealing, W5
Asking Price £599,950





Charming Ground Floor Flat – Period Features –Bright and Spacious - Beautiful High Ceilings – Large Reception – Functioning Gas Fire - Two Bedrooms- Private Garden –Permit Parking - Fantastic Location

Located on the ground floor of a charming period property in the heart of olde Ealing, this larger than average flat contains beautiful high ceilings and offers an abundance of natural light and space throughout. The property includes a large reception room which features a charming fireplace, two good sized bedrooms, with built in storage in the master bedroom, a semi open plan kitchen and dining room, equipped with integrated appliances and a fully tiled bathroom, with built in storage and bathtub and shower feature with a separate W/C. Further benefits of the property include a private spacious paved garden, a large and well-maintained front garden and permit parking.

St Marys Road is situated in a popular area of Ealing and is perfectly located for access to both Ealing Broadway (Central, District, National Rail, and future Crossrail) and South Ealing (Piccadilly Line) Tube stations. There are several local shops and cafes just moments away and Ealing Broadways shopping centre is close by. The beautiful open spaces of Walpole and Lammas Park are also within reach of the property.

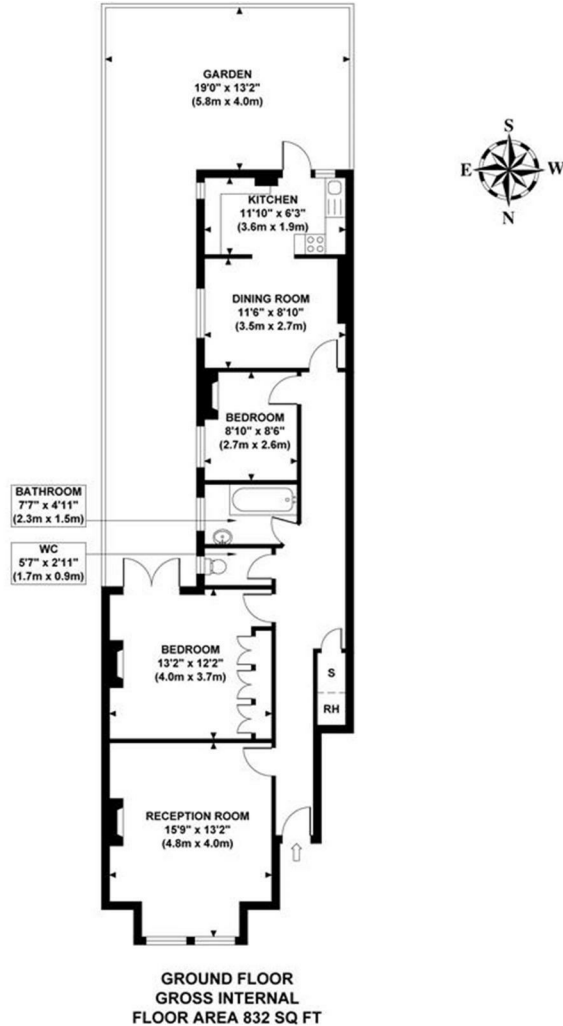
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ST. MARY'S ROAD

Approximate Gross Internal Area
832 sq ft / 77.30 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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