



HELLIWELL & Co.

Woodgrange Avenue, Ealing, W5

£2,300 Per Calendar Month





Stunning Ground Floor Flat – Private Garden – Three Double Bedrooms – Two Bathrooms – Charming Period Features – Ample Storage Space – Attractive Wooden Flooring – Gas Central Heating.

Situated in a popular residential area in Ealing, this excellently presented ground floor garden flat has charming period features throughout and offers mass amounts of natural light and space. The property has a large reception room with a beautiful period fireplace and bay window, a separate modern kitchen with integrated appliances, space for dining and bi-folding doors leading out to the well maintained private garden, a master bedroom with its own private en suite bathroom and access to the garden, two further double bedrooms and a stylish fully tiled family bathroom. With stunning high ceilings and fireplaces, the property is filled with character and period charm, as well as further benefiting from gas central heating, attractive wooden flooring and ample storage space.

Woodgrange Avenue is in a great location within Ealing. The flat is just across the road from Ealing Common Station, and within a mile of Ealing Broadway (Central and District lines, mainline and future Crossrail) station - giving it unparalleled access to Central London and beyond. Amenities are very convenient for this property, including Ealing Broadways bustling shopping centre, as well as a range of bars, shops and restaurants and the beautiful open green spaces of Ealing Common.



- Spacious Ground Floor Flat
- Three Double Bedrooms
- Two Bathrooms
- Large Reception Room
- Private Garden
- Attractive Wooden Flooring
- Charming Period Features
- Multiple Transport Links
- Great Ealing Location



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WOODGRANGE AVENUE

Approximate Gross Internal Area 1050 sq ft / 97.6 sq m
(Excluding Store)



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1050 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's 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			
		53	71
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		46	67
England & Wales		EU Directive 2002/91/EC	