



HELLIWELL & Co.

**St Marys Square, Ealing, W5
£1,900 Per Calendar Month**





Recently Refurbished – Terraced House – Two Double Bedrooms – Modern and Stylish – Integrated Appliances – Spacious Open Plan Living – Centrally Located - Available Early May 2021.

Situated within a gated development in a popular residential area, this bright and spacious terraced house has been recently refurbished to a high-quality standard. The property boasts a large open plan reception room with space for dining and a brand new modern kitchen featuring integrated appliances and attractive wooden flooring. There are also two large double bedrooms with fitted wardrobes and a contemporary family bathroom equipped with a bathtub and power shower. Further benefits include ample storage space throughout, gas central heating and off street parking. Offered to the market unfurnished and is available from May 2021.

St Mary's Square is in a marvellous Ealing location. Set just off South Ealing Road, the property has great transport links, both for buses, and for South Ealing and Ealing Broadway stations – both inside a mile from the property. Ealing Broadway's upcoming Crossrail upgrade will allow prospective buyers unparalleled access to London and beyond, and will only increase the property's value. Ealing Broadway itself is convenient for amenities, and the variety of shops, bars, and restaurants it can offer is truly impressive.



- Terraced House
- Recently Refurbished
- Gated Development
- Modern and Stylish
- Open Plan Living
- Integrated Appliances
- Gas Central heating
- Unfurnished
- Centrally Located



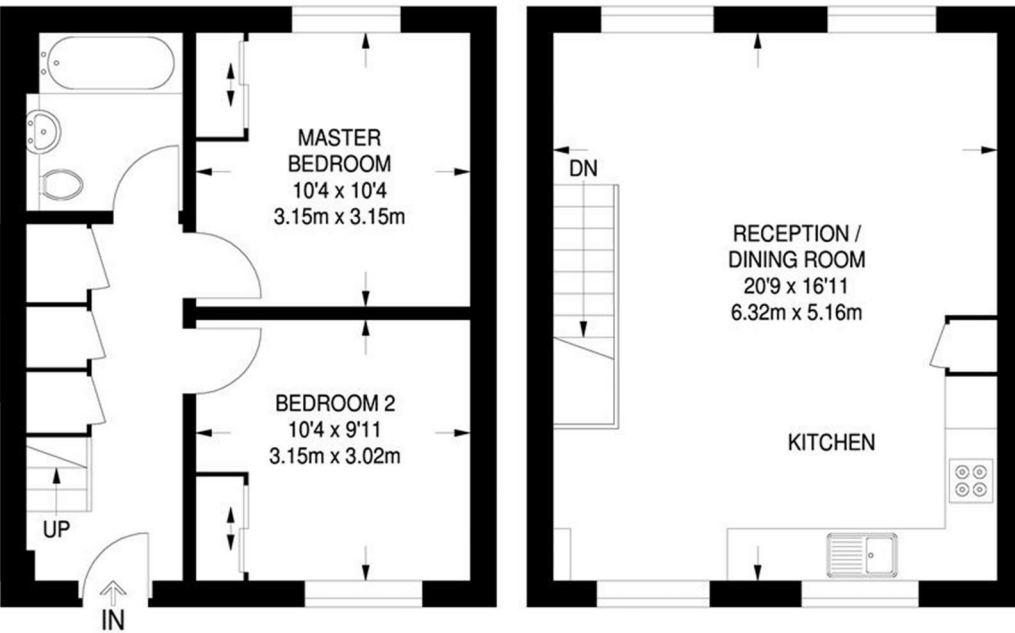
HELLIWELL & Co.

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 = REDUCED HEADROOM BELOW 1.5 M / 5'0




GROUND FLOOR
(EXCLUDING REDUCED HEADROOM)
335 SQ FT / 31.1 SQ M

FIRST FLOOR
346 SQ FT / 32.1 SQ M

APPROXIMATE GROSS INTERNAL AREA
681 SQ FT / 63.2 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			98
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	