



**HELLIWELL & Co.**

**Wrotham Road, Ealing, W13**

**Asking Price £650,000**





Charming Cottage - End of Terrace - Double Aspect Reception - Two Double Bedrooms - Private Garden with Additional Side Access - Juliet Balcony - Fantastic Residential Location - Multiple Transport Links.

Placed within a popular residential location in Ealing, this bright and spacious end of terrace cottage is offered to the market with no onward chain and has over 700 sq.ft of living space. With period charm and character throughout, the property has a double aspect reception room with an attractive original fireplace, a family bathroom and a galley style kitchen with integrated appliances which has direct access to the well-maintained private garden. The first floor offers two double bedrooms, one of which has built in wardrobes and a delightful Juliette balcony. Further benefits include off street parking (first come first served), convenient side access to the rear garden, well maintained communal gardens to the front of the property, ample storage space and gas central heating.

Wrotham Road is ideally located for access to both West Ealing (mainline and future Crossrail) and Ealing Broadway's (Central and District lines, mainline and future Crossrail) tube stations, as well as Ealing Broadways bustling shopping centre, local shops cafes and restaurants. The beautiful open green spaces of both Walpole Park and Lammas Parks are also only a short walk away.

- Charming Cottage
- End of Terrace
- Double Aspect Reception
- Two Double Bedrooms
- Private Garden & Side Access
- Period Charm & Character
- Off Street Parking
- Residential Location
- Multiple Transport Links



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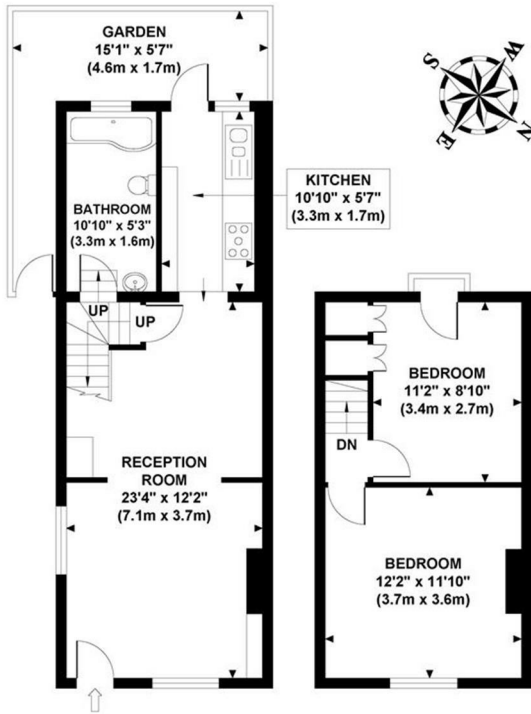
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**WROTHAM ROAD**

Approximate Gross Internal Area  
715 sq ft / 66.40 sq m



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 426 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 289 SQ FT

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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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