



HELLIWELL & Co.

**St. Marys Place, Ealing, W5
Offers In Excess Of £650,000**





Charming Terraced Cottage – Cul De Sac – Period Features - Bright and Spacious Reception – Two Bedrooms – Private Rear and Front Gardens – Fantastic Location – No Onward Chain – Freehold

Located within a charming cul de sac, this beautiful Victorian Cottage presents an abundance of charm and character with vast amounts of potential and is offered to the market as a freehold with no onward chain. Neutrally decorated throughout, the property boasts a bright and airy reception room which leads through to a well-presented kitchen, equipped with integrated appliances with substantial storage space, a downstairs family bathroom with bathtub and shower feature and direct access to a beautiful rear private garden, providing comfortable outdoor living space and ideal for entertaining. The first floor presents two large double bedrooms, with plenty of natural light and ample built-in storage. This picturesque property also benefits from a private entrance located on Beaconsfield Road that leads directly into the rear garden, offering additional parking options and a well-maintained front garden.

St Mary's Place is located within a quaint area of Ealing, conveniently located for both South Ealing (Piccadilly line) and Ealing Broadway (District and Central lines, mainline and future Crossrail) tube stations, as well as a variety of bus transport links. Ealing Broadway's shopping centre, bars and restaurants, including Santa Maria (voted London's Best Pizzeria by Time out), are also easily accessible, along with South Ealing's beautiful Walpole and Lammas Parks. Local schools include The Grange Children's Centre and Primary School, Mount Carmel Catholic Primary School and Little Ealing Primary School.

- Charming Victorian Terraced Cottage
- Period Features
- Bright and Spacious Reception
- Two Double Bedrooms
- One Bathroom
- Private Front and Rear Gardens
- Cul-De-Sac
- Fantastic Location
- Freehold



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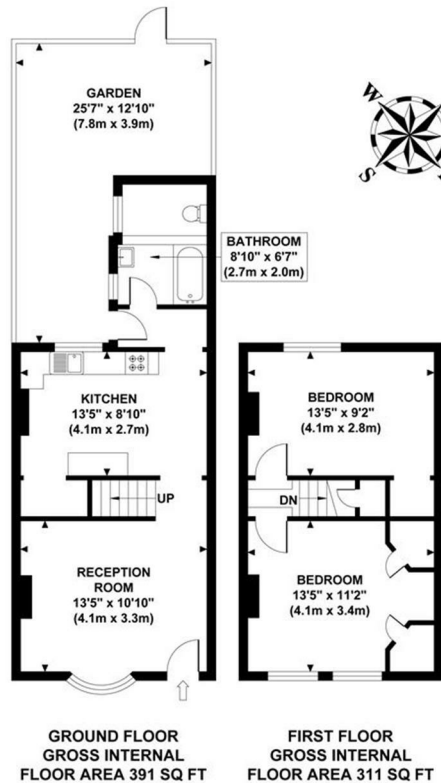
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ST MARY'S PLACE

Approximate Gross Internal Area
702 sq ft / 65.20 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		42	59
(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			
(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			
England & Wales		EU Directive 2002/91/EC	