



HELLIWELL & Co.

York Road, Ealing, W5
£2,799 Per Calendar Month





Terraced Family House – Arranged Over Three Floors – Four Double Bedrooms – Two Reception Rooms – Modern Integrated Appliances – Period Charm and Character – Unfurnished – Available Now.

Situated in a fantastic location, this bright and spacious, well presented family home is offered to the market unfurnished and is available early December 2019. The terraced house which is placed over three floors, has an abundance of period charm and character throughout and benefits from attractive wooden flooring, high ceilings and original fireplaces. Entering through the receiving hallway the property leads through to a front reception room with ample storage and a period fireplace, in addition to an imposing open plan, second reception with a kitchen featuring integrated appliances, a modern island counter-top and direct access to the private rear garden with a useful storage shed. The first floor has two double bedrooms, a third single bedroom and a family bathroom, whilst the top floor offers a fourth double bedroom with its own private shower room. Further benefits include ample storage space throughout and gas central heating.

York Road is located moments from Northfields Avenue where you will find a great selection of family run shops, restaurants, bars and local amenities including Lammas Park. Northfields tube station is also accessible where you have access to the Piccadilly line offering great services into and around Central London. Further transport links include the E2 and E3 buses, that take you straight to Ealing Broadway, alternatively you can take a beautiful walk through Walpole Park and you will be have access to the vast array of shops and eateries Ealing has to offer.



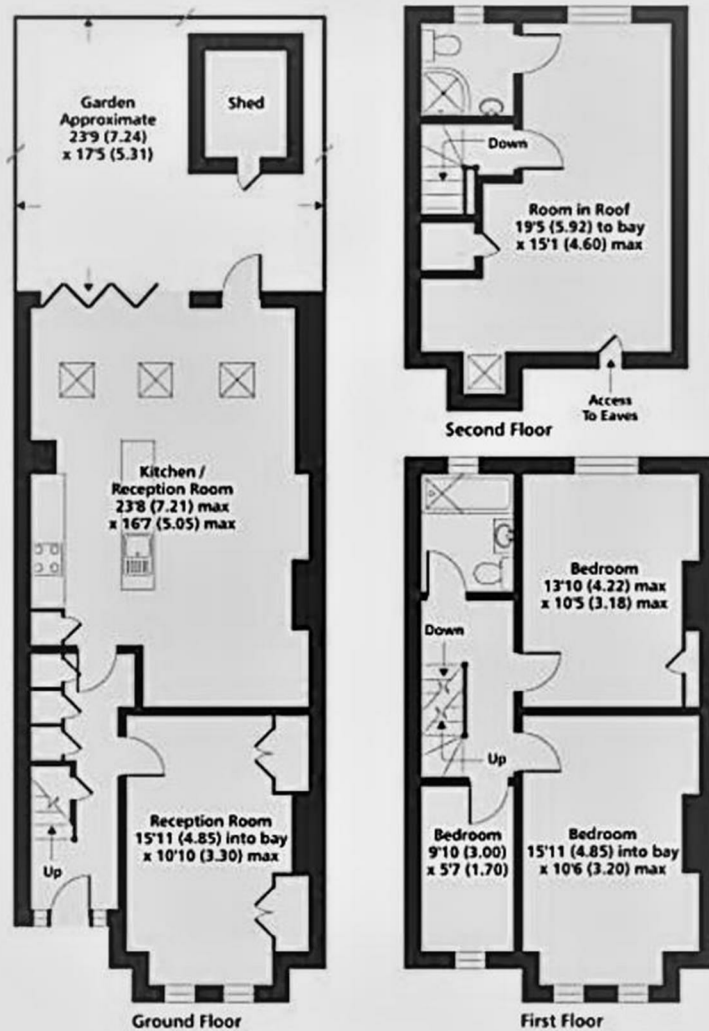
- Fantastic Family House
- Period Charm and Character
- Four Bedrooms
- Two Recpetions
- Open Plan Living
- Integrated Appliances
- Private Garden
- Gas Central Heating
- Multiple Transport Links



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020 8799 3810

lettings@helliwellandcompany.co.uk



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Gross Internal Floor Area 1399 sqft 129.9 sqm (excludes shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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		
	62	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
	57	77
England & Wales	EU Directive 2002/91/EC	