



HELLIWELL & Co.

**Balmain Close, Ealing, W5
£1,600 Per Calendar Month**





Purpose Built Flat – Private Development – Bright and Spacious – Two Double Bedrooms – Integrated Appliances – Furnished – Off Street Parking – Available End of August 2021.

With mass amounts of natural light and space throughout, this well maintained flat is placed within this private purpose built development and is offered to the market furnished. The property has a large reception room with space for dining , a modern kitchen with integrated appliances, two double bedrooms with built in wardrobes and a fully tiled family bathroom. Further benefits include off street parking, an entry phone system, gas central heating and is available end of August 2021.

Balmain Close is ideally located for access to Ealing Broadway's tube station (Central and District lines, mainline and future Crossrail) and shopping centre, as well as multiple local shops, cafes and restaurants Ealing has to offer. The charming open spaces of Lammas and Walpole Parks are also close by.



- Private Purpose Built Development
- Two Double Bedrooms
- Large Reception with Dining Area
- Built-in Wardrobes
- Integrated Appliances
- Off Street Parking
- Gas Central Heating
- Furnished
- Great Location



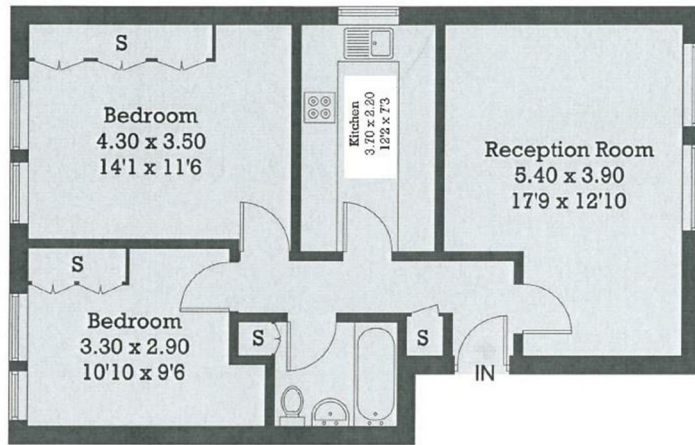
HELLIWELL & Co.

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Balmain Close

Approximate Gross Internal Area = 64.9 sq m / 698 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		