



**HELLIWELL & Co.**

**Denbigh Road, Ealing, W13  
£1,600 Per Calendar Month**







Period Charm & Character – First Floor Flat – Two Bedrooms – Open Plan Living – Integrated Appliances – Wooden Floors – Fantastic Location - Available Mid-August 2021.

Offered to the market furnished or unfurnished, this bright and spacious first floor flat has an abundance of period charm and character throughout and is available mid August 2021. The property has a large open plan living room, with a charming fireplace and a kitchen featuring integrated appliances, two double bedrooms and a fully tiled bathroom with a power shower. Further benefits include attractive wooden flooring and gas central heating.

Denbigh Road is in a fantastic Ealing location. Set in a leafy suburban neighbourhood in West Ealing, the flat has easy access to West Ealing Station (0.5 miles), and Ealing Broadway Station (0.7 miles), making it very convenient for a commute into Central London. Ealing Broadway itself has plenty of shops, bars, and restaurants, as well as several amenities in the local area. The green spaces of Cleveland Park, Pitshanger Park, and Walpole Park are marvellous areas to relax, and are lovely examples of the beauty of the local area.

- First Floor Flat
- Two Bedrooms
- Bright & Spacious
- Period Features
- High Ceilings
- Furnished / Unfurnished
- Available August 2021
- Gas Central Heating
- Fantastic Location



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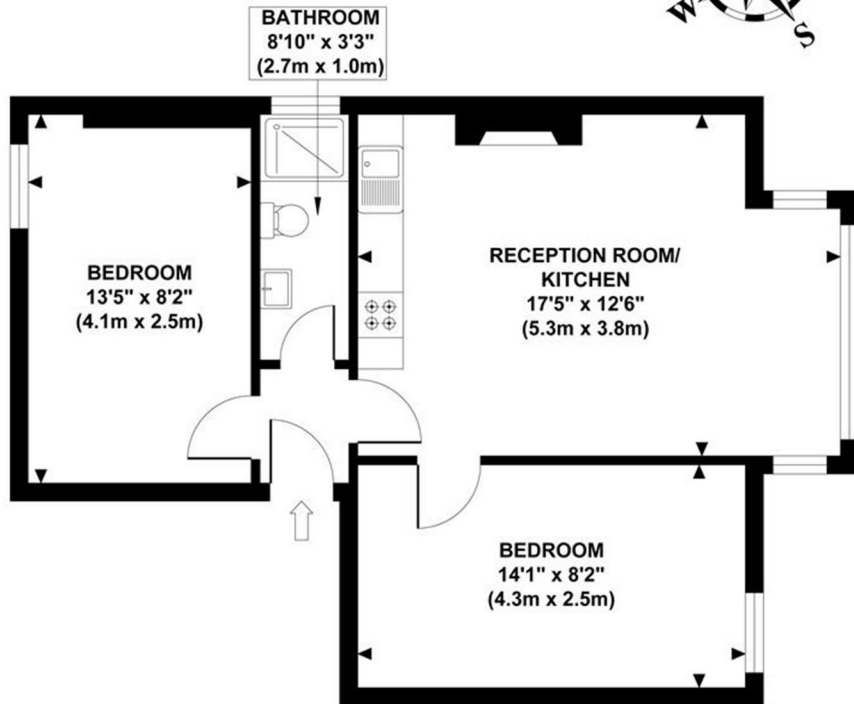
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**DENBIGH ROAD**

Approximate Gross Internal Area  
494 sq ft / 45.89 sq m



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 494 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) A			
(81-91) B			81
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	