



**HELLIWELL & Co.**

**Windsor Road, Ealing, W5  
£1,675 Per Calendar Month**









Centrally Located – Ground Floor Flat - Two Double Rooms – Bright and Spacious - Private Garden – Separate Utility Cupboard - Furnished / Unfurnished - Available Mid-October 2021.

Placed in a desirable location on a popular residential road, this two bedroom ground floor flat is offered to the market furnished / unfurnished. With a modern and spacious open plan kitchen and reception room this property has bi-folding doors that lead out into the private garden, two good sized bedrooms and a family bathroom. The bright and airy flat further benefits from a separate utility cupboard, is available mid-October 2021 and is the perfect home for professional sharers or a couple.

Windsor Road has numerous local transport links including Ealing Broadway (Central and District line, mainline and future Crossrail) and Ealing Common (Piccadilly line) tube stations. There are also multiple shopping facilities close by including Ealing Broadway's shopping centre and multiple cafes, restaurants and bars.



- Centrally Located
- Two Double Bedrooms
- Private Garden
- Open Plan Kitchen
- Utility Cupboard
- Great Transport Links
- Integrated Appliances
- Modern
- Furnished/Unfurnished



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	