



**HELLIWELL & Co.**

**St Marys Road, Ealing, W5**  
**Asking Price £650,000**





Over 1,000sq.ft of Living Space - Split Level Flat - Share of Freehold - Period Charm & Character - Three Bedrooms - Two Bathrooms - Large Living Room - Separate Kitchen - Ample Storage Space - Gas Central Heating - Private Garden.

Offering over 1,000sq.ft of living space, this bright and spacious split level flat, is offered to the market with a share of freehold and has an abundance of period charm and character throughout. The property has a large reception room with a charming feature fireplace, a kitchen with integrated appliances and space for dining, a master bedroom with built in wardrobes and its own private en suite bathroom, two further bedrooms and a family bathroom. Further benefits include ample storage space, gas central heating and a private well maintained garden.

Located on one of Olde Ealing's most charming roads, the property is ideally placed for access to South Ealing's Piccadilly line (approx. 0.4 miles) tube station and the beautiful open spaces of Lammas Park. Being situated on St Mary's Road, the property has full advantage of the multiple local shops, restaurants and pubs in the area as well as Ealing Broadway's tube station (Central and District lines, mainline and future Crossrail) and shopping centre (approx. 1.2 miles).

- Over 1,000sq.ft of Living Space
- Split Level Flat
- Share of Freehold
- Period Charm & Character
- Three Bedrooms
- Large Living Room
- Ample Storage Space
- Private Garden
- Fantastic Location



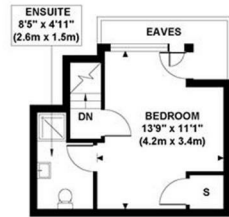
**HELLIWELL & Co.**

020 8799 3810

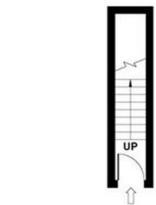
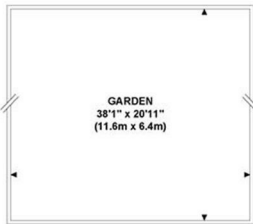
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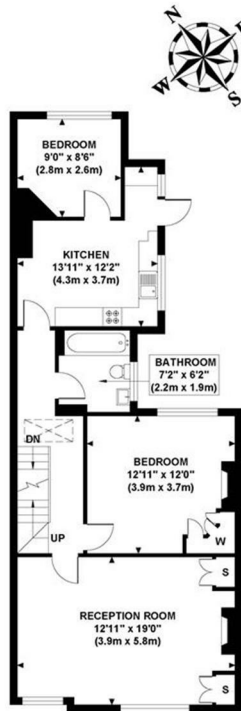
**ST MARY'S ROAD**  
Approximate Gross Internal Area  
1014 sq ft / 94.20 sq m



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 198 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 39 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 777 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			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	