



**HELLIWELL & Co.**

**Hamilton Road, Ealing, W5  
£1,400 Per Calendar Month**





Newly Refurbished - Brand New - Fantastic Open Plan Living - Modern Integrated Kitchen - Stylish Bathroom - Large Double Bedroom - Ample Storage Space - Attractive Spot Lights & Skylight - Unfurnished - Available Now.

This newly refurbished top floor apartment, offers ample amounts of natural light and space throughout, is offered to the market unfurnished and is available now. The property has an impressive open plan living area with a modern kitchen featuring integrated appliances, a large double bedroom with ample built-in storage, a stylish bathroom fully equipped with a bathtub and overhead shower feature. Further benefits include new carpets and attractive wooden flooring, underfloor heating, spot lights, a sky light feature and a neutral décor throughout.

Located on the popular Hamilton Road in Ealing Broadway, the property is ideally located for access to both Ealing Broadway (Central and District lines, mainline and future Crossrail) and Ealing Common (District and Piccadilly lines) tube stations, as well as the beautiful open spaces of Ealing Common. There a multiple local shops, cafes and restaurants nearby, including the bustling Ealing Broadway shopping centre.



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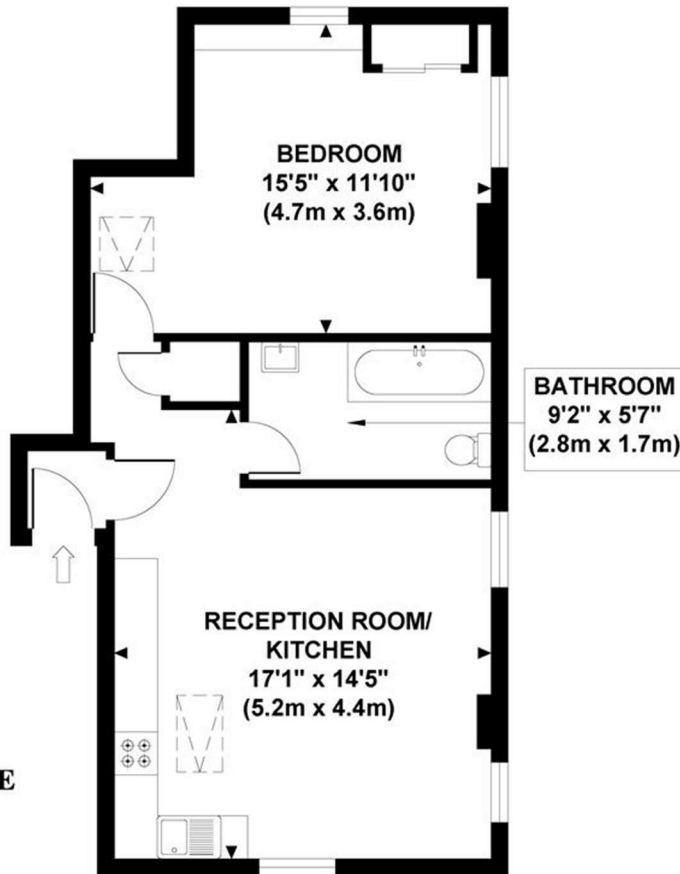
020 8799 3810

lettings@helliwellandcompany.co.uk

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**HAMILTON ROAD**

Approximate Gross Internal Area  
460 sq ft / 42.70 sq m



**THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 460 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) <b>A</b>			
(81-91) <b>B</b>		<b>79</b>	<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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