



HELLIWELL & Co.

**Hamilton Road, Ealing, W5
£1,500 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 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, ample storage space 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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