



HELLIWELL & Co.

Ranelagh Mews, Ealing, W5

Asking Price £475,000





Ground Floor Maisonette – Purpose Built – Two Bedrooms – Open Plan Living – Two Bathrooms – Off Street Parking – Gas Central Heating – Double Glazing – Share of Freehold

Situated in a fantastic residential location, this bright and spacious ground floor maisonette measuring over 740sq.ft. and is offered to the market with a share of the freehold. The property has a large open plan reception room with a modern kitchen, a master bedroom with fitted wardrobes and a private en suite bathroom, a second good sized bedroom and an additional separate shower room. Further benefits include off street parking, gas central heating, double glazing and a well maintained garden area.

Placed just off the popular Ranelagh Road, Ranelagh Mews is ideally located for access to both South Ealing and Northfields tube stations (Piccadilly line), as well as the beautiful open spaces of Lammas Park. There are multiple local shops, restaurants and pubs in the area, with a number of good locals close by and Ealing Broadway tube station (Central and District lines, mainline and future Crossrail) and shopping centre located approximately 1.2 miles away.



- Ground Floor Maisonette
- Purpose Built
- Two Bedrooms
- Open Plan Living
- Two Bathrooms
- Off Street Parking
- Gas Central Heating
- Double Glazing
- Long Lease



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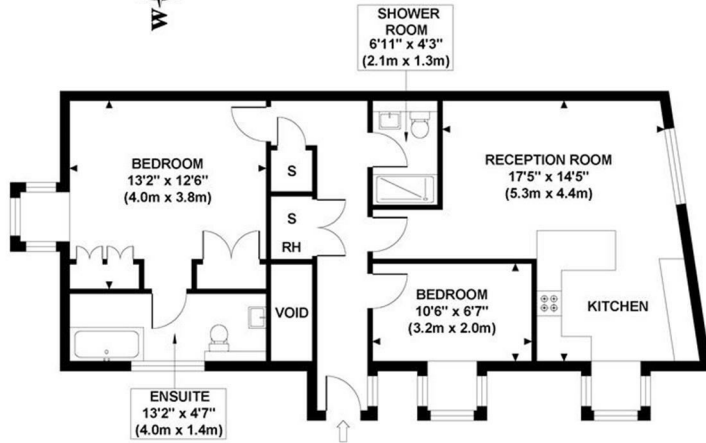
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RANELAGH MEWS

Approximate Gross Internal Area
741 sq ft / 68.80 sq m



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 741 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		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	