



HELLIWELL & Co.

Warwick Road, Ealing, W5

Asking Price £635,000





This splendid two bedroom terraced cottage is an excellent opportunity for prospective buyers. Making its introduction with a chequered black and white tiled pathway, white picket fence and lovely period features, this property has a homely, rustic character. The cottage then follows with a charming reception-diner, modern kitchen, contemporary bathroom suite, complete with wooden flooring, terracotta kitchen tiles and period fireplace acting as a focal point. The stable door leading to the private rear garden leaves a lasting impression and is the finishing touch for this enticing outdoor space. On the first floor there are two immaculate double bedrooms - one of which includes a toilet. The loft space is a fantastic location for a home office or reception room and gives this hidden gem its sparkle.

Warwick Road is in a very prestigious area of Ealing and within a beautiful neighbourhood in its own right. With Ealing Green, Lammas Park and Walpole Park within half a mile, this cottage is spoilt for choice when it comes to green spaces. Ealing Broadway's bars, shops, and restaurants are conveniently positioned, as are a range of exceptional schools for every age. A comprehensive selection of transport links makes this property ideal for professionals - with Central, District GWR and future Crossrail lines from Ealing Broadway, South Ealing Station's Piccadilly Line, and the local bus network, travel into and around London is quick and easy.

- Two Bedroom Cottage
- Two Double Bedrooms
- Period Features
- Huge Reception Room
- Modern Kitchen
- Contemporary Bathroom
- Private Rear Garden
- Great Ealing Location
- Fantastic Transport Routes



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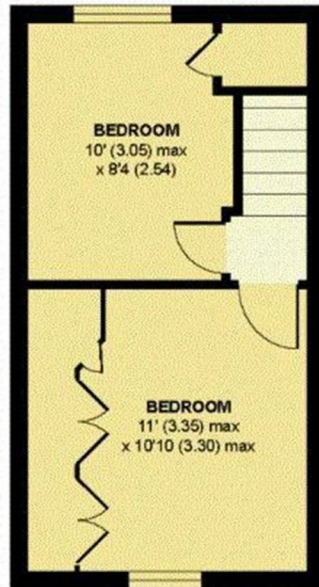
TOTAL GROSS INTERNAL FLOOR AREA
726 SQFT 67.4 SQM



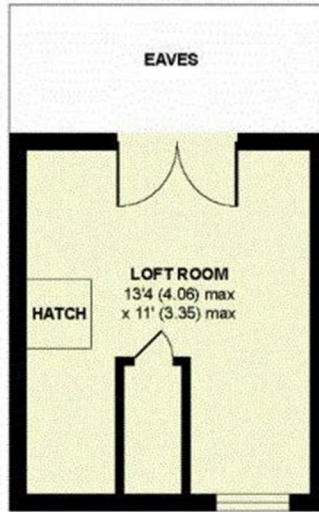
APPROXIMATE GARDEN LENGTH
45' FT 13.72 M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	