



HELLIWELL & Co.

Curzon Road, Ealing, W5
Asking Price £1,050,000





Helliwell & Co is proud to present this stunning Edwardian house which combines period charm with contemporary refurbishment. This wonderful four-bedroom offering is luminous and expansive throughout and benefits from a 55 ft private garden.

Curzon Road is a gorgeous tree-lined street, moments from Pitshanger Park and the abundance of boutiques, cafes and restaurants on Pitshanger Lane. The house sits within the sought-after catchment area of North Ealing School and in close proximity to St Benedict's, Notting Hill & Ealing, St Augustine's Priory, Harvington and Durston House. As well as excellent motor and cycle routes, Ealing Broadway offers the Central Line, District Line, mainline Paddington and Heathrow as well as future Crossrail.

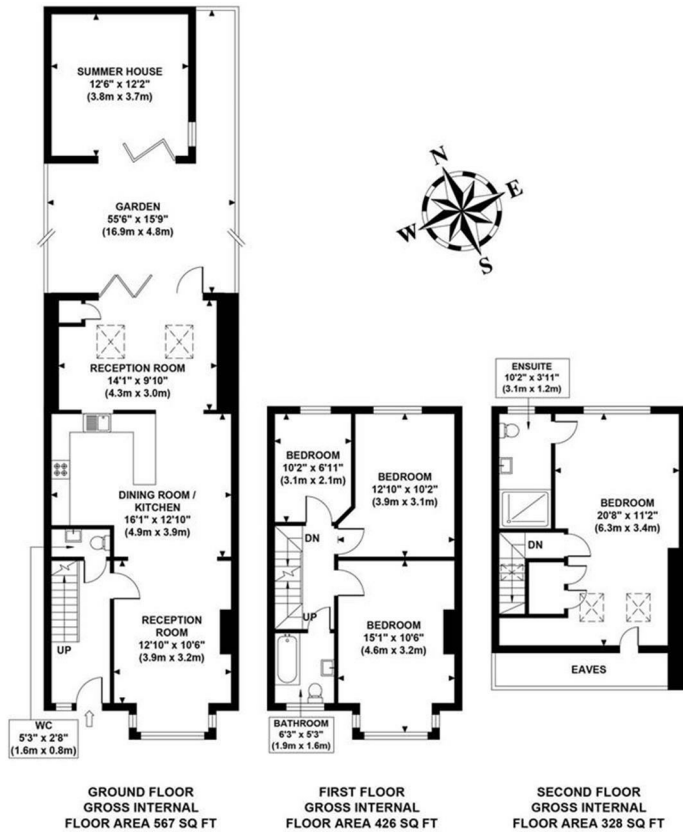


- Beautiful Edwardian Property
- Freehold House
- No Onward Chain
- Four Bedrooms
- 55 Foot Garden
- New Summer House
- Fantastic Refurbishment
- Excellent School Catchment
- Moments From Pitshanger Park



CURZON ROAD

Approximate Gross Internal Area
1321 sq ft / 122.70 sq m
Outbuilding Area 153 sq ft / 14.20 sq m



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	