



P  
Permitted  
holders only  
Mon - Thurs  
8.30 am - 7.30 pm  
Fri & Sat  
8.30 am - 11 am  
Sunday  
10 am - 4 pm



**HELLIWELL & Co.**

**Oxford Road, Ealing, W5**  
**Asking Price £350,000**





Located just moments away from Ealing Broadway, this charming one bedroom upper ground floor flat features beautiful high ceilings and offers an abundance of natural light throughout. Entering through the receiving hallway, the property presents a semi open plan reception with a unique wooden breakfast bar and attractive French doors along with a fitted kitchen equipped with integrated appliances, a good sized double bedroom with built in storage and a modern bathroom with corner shower cubicle. The property further benefits from off street parking, ample storage space and great transport links.

Oxford Road is a quiet residential street and is perfectly located for access to Ealing Broadway's Station (Central, District, National Rail, future Crossrail) and its popular shopping centre is just moments away from the property, offering a wide variety of shops, cafes, bars, and restaurants. The beautiful open spaces of Walpole Park and Ealing Common are also close by.



- Charming upper ground floor flat
- Unique wooden interiors
- High ceilings
- One bedroom
- Great storage space
- Wooden flooring
- Off street parking
- Fantastic central location
- Share of Freehold



**HELLIWELL & Co.**

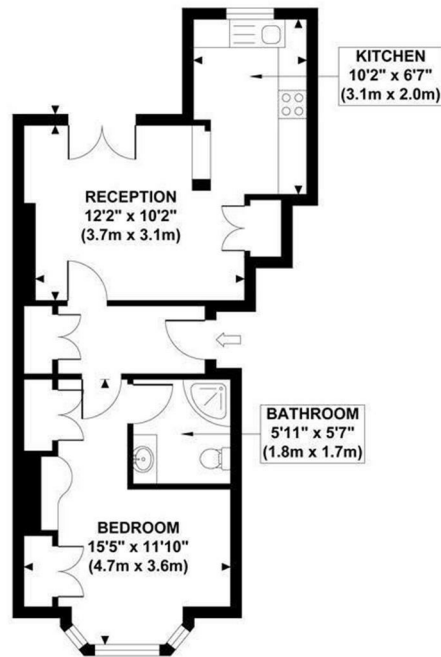
020 8799 3812

sales@helliwellandco.com

HELLIWELL & CO.

**OXFORD ROAD**

Approximate Gross Internal Area  
432 sq ft / 40.1 sq m



**UPPER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 432 SQ FT**

All sizes on this floor plan agreed by the owner.  
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>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>64</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	