



HELLIWELL & Co.

Mountfield Road, Ealing, W5
Asking Price £965,000





Elegant Victorian House - Freehold - Three Bedrooms - Period Charm & Character - Large Refurbished Kitchen - Integrated Appliances - Downstairs WC & Utility Room - Private Garden - Close to Ealing Broadway - Extraordinary School Catchment

This renovated Victorian family home blends traditional period features with high-spec refurbishment. Over three floors, this property offers impressive living space. The generous through-lounge, which benefits from hard wooden flooring, a charming fireplace and attractive bay window with plantation shutters, leads onto an excellent utility room with WC, and a brilliantly refurbished kitchen with underfloor heating, granite work tops, useful breakfast peninsula and integrated appliances. The skylight and French patio doors flood the ground floor with light and at the rear you find a pretty, well-maintained garden, complete with spacious external storage. The first floor boasts a beautifully renovated, high-spec bathroom with underfloor heating and two very generous double bedrooms, including the master which has two large windows and wonderful wardrobe space. The second floor benefits from a third double room and fantastic storage.

Mountfield Road is a short walk from Ealing Broadway's unparalleled transport links (Central Line, District Line, Mainline to Heathrow & Paddington, and future Crossrail) and an abundance of shops, cafes, bars & restaurants. A selection of brilliant schools are close by, all enjoying exceptional reputations. The North Circular and proximity to Uxbridge Road provide motorists with excellent routes in and out of London.

- Freehold House
- Three Bedroom Terrace
- Elegant Victorian Features
- Refurbished High-Spec Kitchen
- Private Garden
- Large Modern Bathroom
- Ground Floor WC & Utility Room
- Prime Ealing Broadway Location
- Envious School Catchment



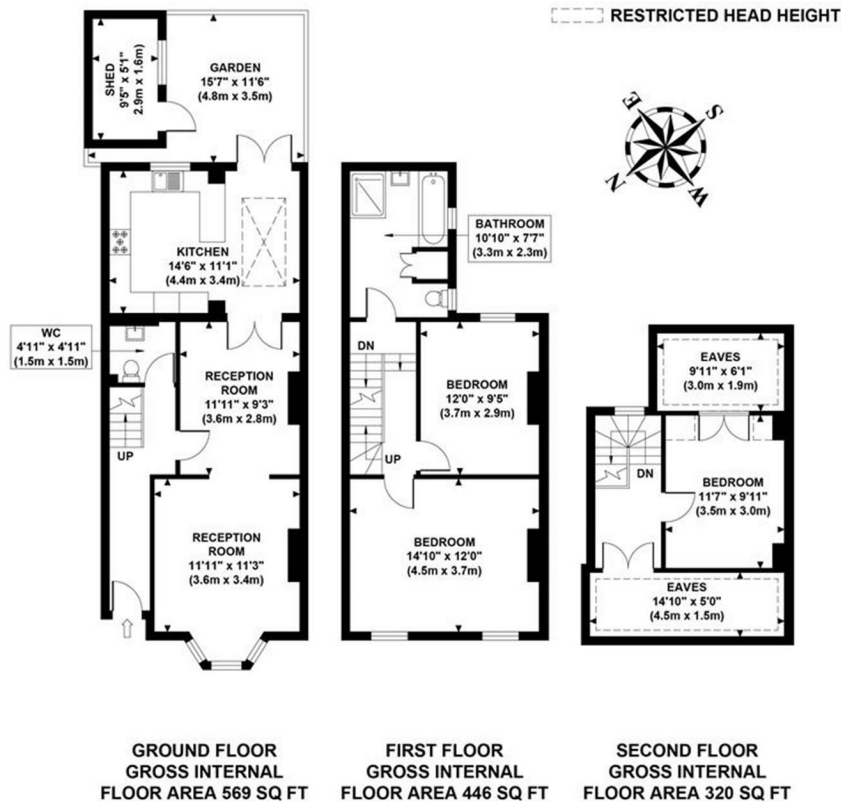
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MOUNTFIELD ROAD
 Approximate Gross Internal Area
 (Including Eaves and Restricted Height)
 1336 sq ft / 124.0 sq m
 Shed Area 47 sq ft / 4.0 sq m



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			82
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		