



**HELLIWELL & Co.**

**Garrick Close, Ealing, W5**  
**Asking Price £395,000**









Purpose Built - First Floor Flat - Bright and Spacious - Two Double Bedrooms - Large Living Room - Modern Kitchen - Integrated Appliances - Attractive Wooden Flooring - Fully Tiled Shower Room - No Onward Chain - Long Lease - Residents Parking - Communal Gardens.

This bright and spacious first floor flat is offered to the market with no onward chain and benefits from a long lease. Modern and trendy throughout, the property has a large reception room with space for dining, a kitchen featuring integrated appliances, two double bedrooms and a stylish, fully tiled shower room. The property further features attractive wooden flooring, residents parking and communal gardens.

Garrick Close is ideally located for access to Hanger Lane tube station (Central line) Park Royal station (Piccadilly line), the A40 and the North Circular. Pitshanger Lane Village and Ealing Broadway's local amenities' such as restaurants, cafés, shops, good local schools (including Ada Lovelace Secondary and Montpelier Primary Schools - rated Outstanding by OFSTED) and parks are also easily accessible.



- Purpose Built
- First Floor Flat
- Bright and Spacious
- Two Double Bedrooms
- Large Living Room
- Integrated Appliances
- Communal Gardens
- No Onward Chain
- Residents Parking



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**GARRICK CLOSE**

Approximate Gross Internal Area  
781 sq ft / 72.50 sq m



**BATHROOM**  
6'7" x 5'3"  
(2.0m x 1.6m)

**WC**  
5'3" x 2'11"  
(1.6m x 0.9m)



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 781 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) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</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	