



**HELLIWELL & Co.**

**Byron Road, Ealing, W5  
£3,750 Per Calendar Month**





Edwardian Family Home – Semi Detached – Five Bedrooms – Halls Adjoining – Period Charm and Character – Arranged Over Three Floors – Fantastic Residential Location - Furnished.

An attractive Edwardian halls-adjointing semi detached family home located on a peaceful residential road close to Ealing Common. This fantastic house offers a bright and spacious accommodation throughout and is arranged over three floors. Entering through the receiving hallway which has beautiful tiled flooring, ceiling cornice and picture rails, the property leads through to a cloakroom with a low level WC and wash hand basin, a large front reception room with a period fireplace, moulded ceiling, picture rails, wooden flooring and window shutters and an open plan second rear reception with a fitted kitchen, its own period fireplace, wooden flooring and doors leading out to the well maintained garden. The first floor offers three bedrooms, a walk in dressing room / storage and a fully equipped family bathroom with a bathtub, walk-in shower cubicle and underfloor heating, whilst the top floor features two further bedrooms and a shower room. Further benefits include period charm and character throughout, gas central heating serviced by a brand new boiler, a salt-free water softer (requiring no maintenance), and is offered to the market furnished. Available now.

Byron Road is in a great location within Ealing. The house is conveniently located for access to Ealing Common (District and Piccadilly lines) station, as well as being within a mile of Ealing Broadway (Central and District lines, mainline and future Crossrail) station - giving it unparalleled access to Central London and beyond. Amenities are very convenient for this property, including Ealing Broadways bustling shopping centre, as well as a range of bars, shops and restaurants and the beautiful open green spaces of Ealing Common.

- Attractive Edwardian Home
- Halls Adjoining Semi Detached
- Fabulous Rear Garden
- Five Bedrooms
- Lovely Period Features
- Two Reception Rooms
- Attractive Tiled Entrance Hall
- Long Term (12-24 months+)
- Council Tax Band G



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+ 44 (0) 20 8799

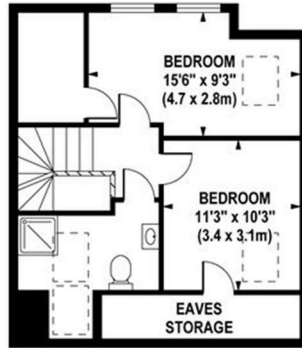
lettings@helliwellandco.com

**BYRON ROAD**

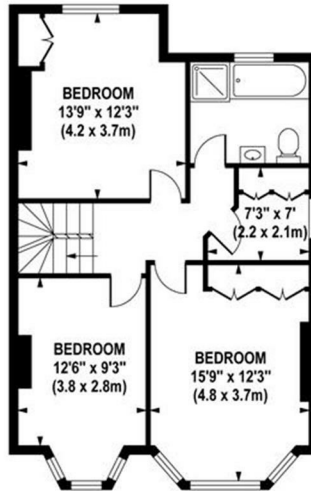
Approximate Gross Internal Area 2066 sq ft / 191.9 sq m  
(Excluding Eaves Storage)



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 900 SQ FT

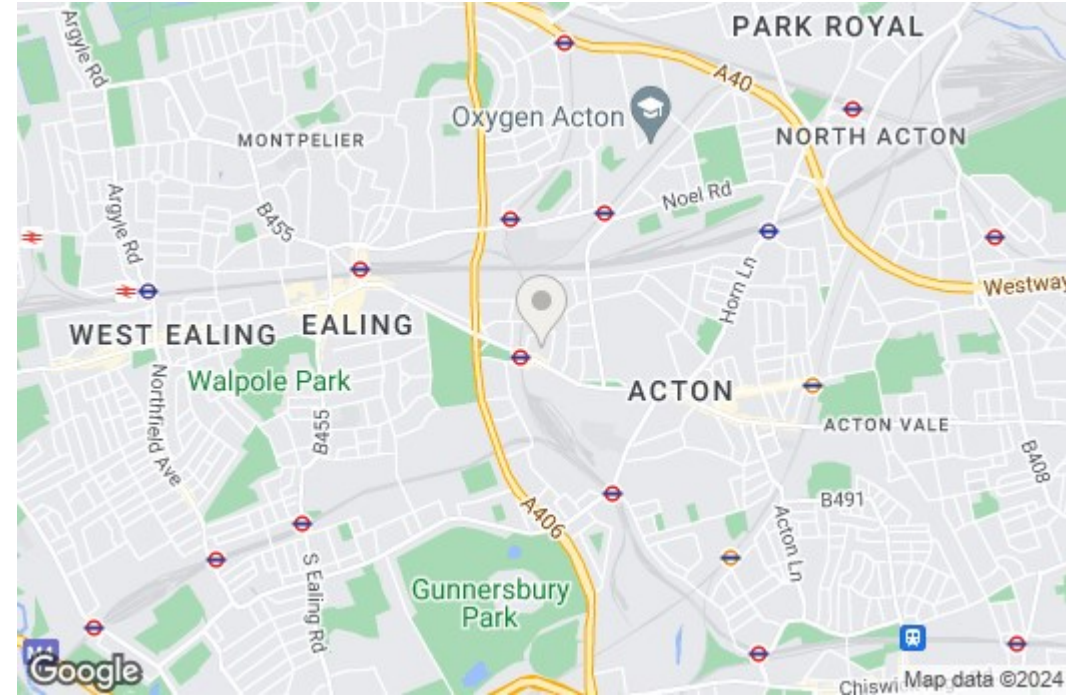


**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 446 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 720 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's 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>			
(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>40</b>	<b>81</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>32</b>	<b>75</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	