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**HELLIWELL & Co.**

**Heronsforde, Ealing, W13**  
**£2,750 Per Calendar Month**









Three Bedrooms – Two Bathrooms – Separate Downstairs WC – Stylish Integrated Kitchen – Well Maintained Garden – Residents Parking – Centrally Located – Excellent Transport Links – Furnished

This three bedroom terraced family home is located in a charming cul de sac and has been finished to a high standard throughout. The property has three bedrooms (one with an en suite shower room), a stylish integrated kitchen, a separate utility room, an open plan living space with French doors leading out to a well maintained private garden, a downstairs WC and a family bathroom. The property further benefits from residents parking, and is offered to the market furnished.

Heronforde is ideally located for access to Ealing Broadway's station (District and Central lines, Mainline and future Crossrail), shopping centre and other local amenities, such as popular bars, cafes and restaurants.



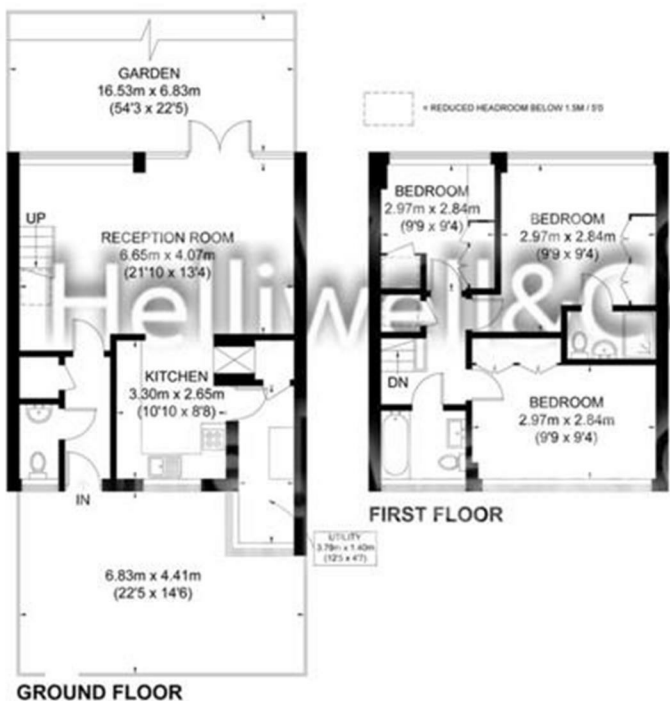
- Three Bedrooms
- Two Bathrooms
- Seperate Downstairs WC
- Stylish Integrated Kitchen
- Well Maintained Garden
- Utility Room
- Residents Parking
- Centrally Located
- Excellent Transport Links



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**HERONSFORDE**



APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 571 SQ. FT. (53.1 SQ. M.)  
 FIRST FLOOR = 543 SQ. FT. (50.5 SQ. M.)  
 TOTAL = 1115 SQ. FT. (103.6 SQ. M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	

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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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>England &amp; Wales</b>	EU Directive 2002/91/EC	