



**HELLIWELL & Co.**

**St. Marys Road, Ealing, W5**  
**Asking Price £599,950**





🛏️ 2 Bedrooms | 🛋️ 1 Receptions | 🚿 1 Bathrooms | 📊 EPC Current D

Charming Ground Floor Flat – Period Features – Bright and Spacious – Beautiful High Ceilings – Large Reception – Functioning Gas Fire – Two Bedrooms – Private Garden – Permit Parking – Fantastic Location

Located on the ground floor of a charming period property in the heart of olde Ealing, this larger than average flat contains beautiful high ceilings and offers an abundance of natural light and space throughout. The property includes a large reception room which features a charming fireplace, two good sized bedrooms, with built in storage in the master bedroom, a semi open plan kitchen and dining room, equipped with integrated appliances and a fully tiled bathroom, with built in storage and bathtub and shower feature with a separate W/C. Further benefits of the property include a private spacious paved garden, a large and well-maintained front garden and permit parking.

St Marys Road is situated in a popular area of Ealing and is perfectly located for access to both Ealing Broadway (Central, District, National Rail, and future Crossrail) and South Ealing (Piccadilly Line) Tube stations. There are several local shops and cafes just moments away and Ealing Broadways shopping centre is close by. The beautiful open spaces of Walpole and Lammas Park are also within reach of the property.

Tenure: Leasehold  
Lease length: 87 years remaining approx.  
Ground rent: £200 per annum approx.  
Service charge: £400 per annum approx.  
Council tax band: E

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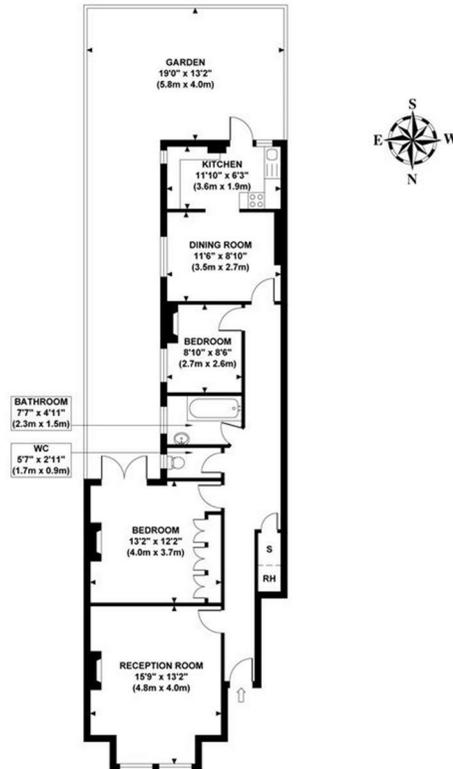
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### ST. MARY'S ROAD

Approximate Gross Internal Area  
832 sq ft / 77.30 sq m



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 832 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.

