



**HELLIWELL & Co.**

**Castlebar Road, Ealing, W5  
£1,900 Per Calendar Month**





Modern Development – First Floor Apartment – Newly Refurbished  
– Two Double Bedrooms – Spacious Open Plan Living – Integrated  
Appliances – Modern Bathroom – Available End of January 2022.

Placed on the first floor of a brand new development, this bright and spacious apartment has been newly refurbished throughout and is an ideal home from a professional couple. The property has an impressive open plan living area with a kitchen featuring integrated appliances and space for dining, two double bedrooms, one of which has its own charming Juliet balcony and a fantastic modern bathroom. Further benefits include attractive wooden flooring, gas central heating and is available end of January 2022.

Castlebar Road is in a great location within Ealing. Ealing Broadway is under half a mile from the property, which is very convenient both for tenants who commute into Central London, and for the Broadway's array of amenities, bars and restaurants. Buses to and from Ealing Broadway makes it simple to travel all across West London, and, once Ealing Broadway has access to the Crossrail and Elizabeth Line, travel into and outside of London becomes extremely accessible.

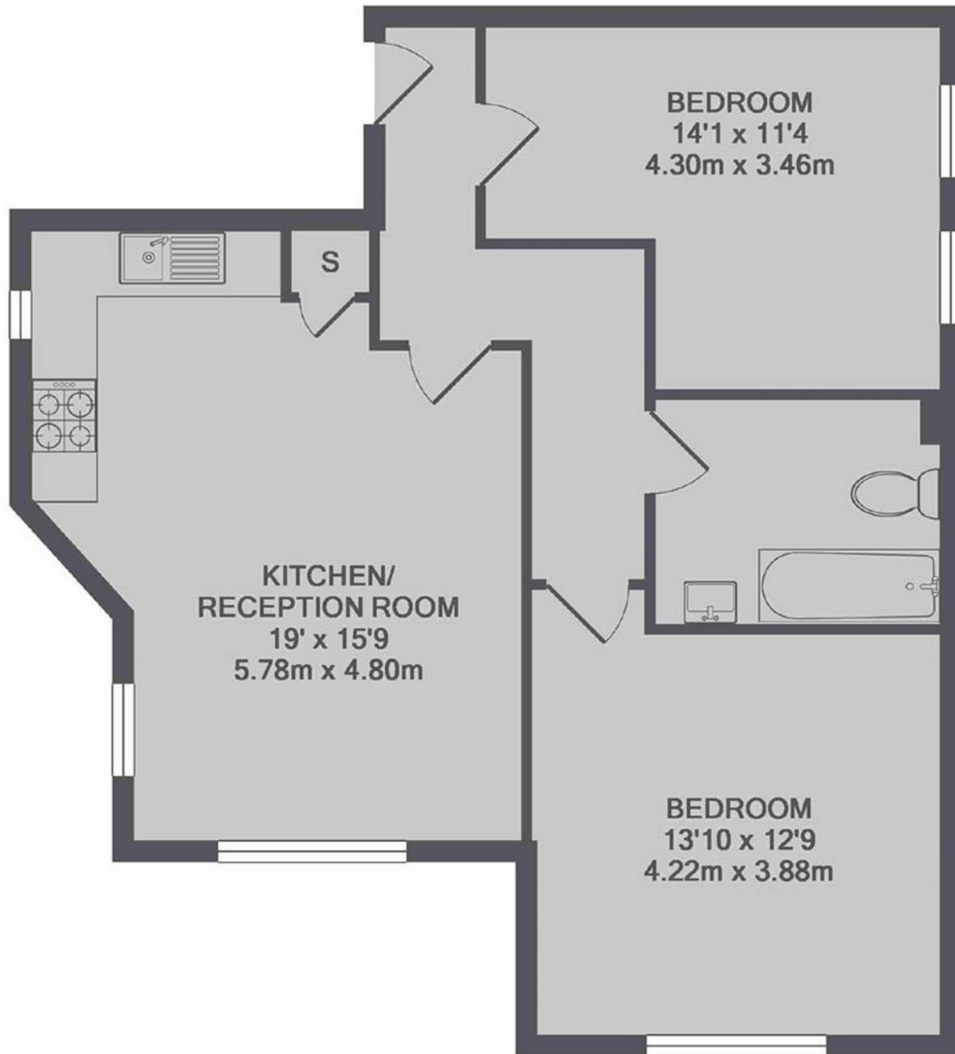
- Brand New Development
- Modern and Trendy
- Spacious Open Plan Living
- Two Double Bedrooms
- Integrated Appliances
- Wooden Flooring
- Ideal for Professional Couple
- Juliet Balcony
- Great Ealing Location



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TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.4 SQ.M.)



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   | <b>83</b>               | <b>83</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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  | <b>87</b>               | <b>87</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>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |