



**HELLIWELL & Co.**

**Hanger Lane, Ealing, W5  
£2,600 Per Calendar Month**





Over 2,200 SQ.FT – Huge Ground Floor Flat – Bright and Spacious - Three Bedrooms – Large Reception Room – Two Kitchens – Private Rear Garden – Off Street Parking – Furnished / Unfurnished - Available April 2022

Occupying the entire ground floor of this imposing detached property, this bright and spacious flat is offered to the market furnished or unfurnished and is available in April 2022. With its own private entrance, the receiving hallway leads through to a large reception room which has direct access to a well maintained garden, a fantastic master bedroom with a charming bay window and built in wardrobes, two further double bedrooms, one of which has its own en suite shower room, an additional shower room and a modern kitchen with ample space for dining, a breakfast bar and integrated appliances including a brand new washing machine and fridge-freezer. With attractive wooden flooring throughout, the property further benefits from an additional kitchen with access to the garden, a large shed, mass amounts of storage space and gas central heating.



This property is situated in a fantastic part of North Ealing, as it is ideally located for access to both North Ealing (Piccadilly line) and Ealing Broadway (Central and District lines, mainline and future Crossrail) tube stations, as well as multiple bus routes, local amenities and numerous bars, cafes and restaurants.

- Over 2,200 SQ.FT.
- Ground Floor Flat
- Private Entrance
- Three Bedrooms
- Two Shower Rooms
- Off Street Parking
- Large Garden
- Great Location
- Available April 2022



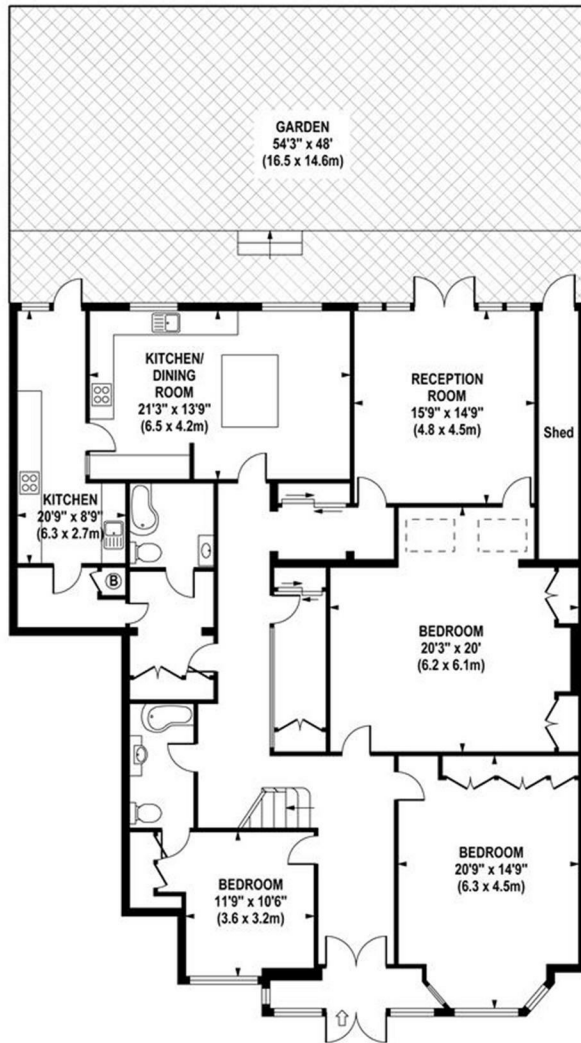
**HELLIWELL & Co.**

020 8799 3810

lettings@helliwellandco.com

**HANGER LANE**

Approximate Gross Internal Area 2268 sq ft / 210.7 sq m  
(Including Shed)



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2268 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>64</b>	<b>75</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>55</b>	<b>70</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	