



HELLIWELL & Co.

**Manor Road, Ealing, W13
£1,450 Per Calendar Month**





Ground Floor Flat – Modern Interior - Bright and Spacious – Open Plan Living – Large Double Bedroom – Integrated Appliances – Tiled Bathroom – AC Unit – Ample Storage – Residential Location.

This bright and spacious ground floor flat is offered to the market furnished and is available in early May 2022. The property has a large open plan living area with a recently fitted kitchen featuring integrated appliances and space for dining, a double bedroom and a bathroom equipped with a bathtub and power shower. Further benefits include an outdoor courtyard area, ample storage space, air conditioning and gas central heating.

Manor Road is in a great location within the borough of Ealing. With West Ealing Station just around the corner, the property has access to a range of transport links into and away from London. This would be ideal for commuters travelling to and from Paddington Station, and, once the Crossrail project has been completed, the transport links for this particular house are only going to be enhanced. Drayton Gardens is also very convenient for amenities, as Waitrose is only on the other side of the tracks. The bars, shops and restaurants of Ealing Broadway are 1.4 miles away, and the Drayton Court Hotel is less than half a mile away, for Sunday afternoon roasts.



- Ground Floor Flat
- Modern Interior
- Bright and Spacious
- Open Plan Living
- Large Double Bedroom
- Integrated Appliances
- Tiled Bathroom
- AC Unit
- Outdoor Courtyard Area



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020 8799 3810

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	48	72
England & Wales	EU Directive 2002/91/EC	