



HELLIWELL & Co.

**Warwick Road, Ealing, W5
£2,000 Per Calendar Month**





This splendid two bedroom terraced cottage is an excellent opportunity for prospective tenants. Making its introductions with a checkered black and white tiled pathway, white picket fence, and lovely period features, this property has a homely, rustic character. The cottage then follows with a charming reception-diner, a modern kitchen, and a contemporary bathroom suite, complete with wooden flooring and a period fireplace acting as a focal point. The stable door leading to the private rear garden leaves a lasting impression, and is the finishing touch for this enticing outdoor space. Moving on to the first floor, the two immaculate bedrooms have enough space to comfortably accommodate double beds - one of which also includes its own water closet. The loft space is a fantastic location for a home office or rec room, and gives this hidden gem its sparkle.

Warwick Road is in a very prestigious area of Ealing, as it is on the same road as The University of West London, and within a beautiful neighbourhood in its own right. With Ealing Green, South Ealing Road Park, and Walpole Park within half a mile, this cottage is spoilt for choice when it comes to green spaces. Ealing Broadway's bars, shops, and restaurants are conveniently positioned, as are a range of exceptional schools for every age. A comprehensive selection of transport links makes this property ideal for professionals - with Central, District and GWR lines from Ealing Broadway, and South Ealing Station's Piccadilly Line, and the local bus network, travel in and around London is quick and easy.



- Two Bedroom Cottage
- Two Double Bedrooms
- Period Features
- Huge Reception Room
- Modern Kitchen
- Contemporary Bathroom
- Private Rear Garden
- Great Ealing Location
- Available Mid-March 2022



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TOTAL GROSS
INTERNAL FLOOR AREA
726 SQFT 67.4 SQM

APPROXIMATE
GARDEN LENGTH
45' FT 13.72 M



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		
	68	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		
	64	72
England & Wales		
EU Directive 2002/91/EC		