



**HELLIWELL & Co.**

**Clementine Close, Ealing, W13**  
**£2,000 Per Calendar Month**







Popular Residential Area - Recently Renovated - Terraced House - Three Bedrooms - Bright & Spacious Reception Room - Private Well Maintained Garden - Furnished - Available Mid-June 2022.

This bright and spacious, terraced family home, is offered to the market fully furnished and is available from mid-June 2022. The property has a large reception room, with space for dining, a modern kitchen with integrated appliances, three bedrooms and a family bathroom, fully equipped with a bathtub and overhead power shower. Further benefits include a charming, private rear garden, gas central heating, attractive wooden flooring on the ground floor, with newly fitted carpets in the bedrooms and ample storage space throughout. There is an allocated parking space to the rear, in addition to an easily accessible (ladder) loft storage area.

The property is ideally located just off the popular Northfields Avenue, with easy access to Northfields Station (Piccadilly line), West Ealing (Future Crossrail), the M4, A40 and Ealing Broadway's local amenities' such as restaurants, cafés, shops, schools and parks.



- Terraced Family House
- Recently Renovated Throughout
- Bright & Spacious
- Large Reception Room
- Three Bedrooms
- Modern Family Bathroom
- Private Rear Garden
- Loft Storage
- Allocated Parking Space



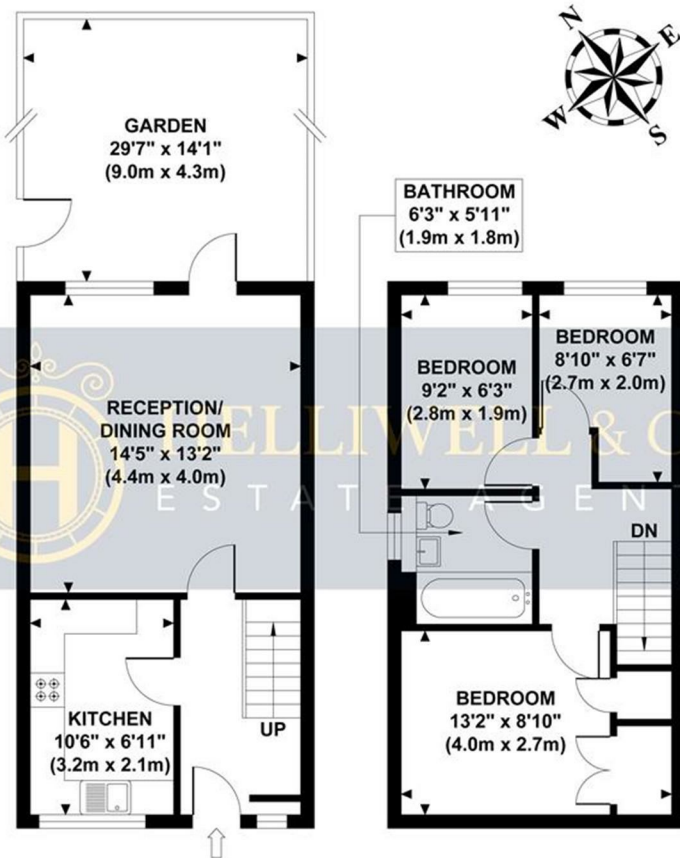
# HELLIWELL & Co.

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## CLEMENTINE CLOSE

Approximate Gross Internal Area  
648 sq ft / 60.20 sq m



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 324 SQ FT**

**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 324 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.



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		
England & Wales		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		