



**HELLIWELL & Co.**

**Hanger Green, Ealing, W5  
£1,750 Per Calendar Month**





Purpose Built Block - Large Reception Room - Two Bedrooms - Two Bathrooms (one en suite) - Allocated Off Street Parking - Wooden Flooring Throughout - Multiple Transport Links - Over 800sqft.

Placed within a well maintained purpose built block, the property has a large reception room perfect for entertaining, a well-equipped separate kitchen, a generous double bedroom with built-in storage and an en-suite bathroom, a second double bedroom, family bathroom and well maintained communal gardens. Further benefits include allocated off street parking, new double-glazed windows and wooden flooring throughout.

Hanger Court, situated on Hanger Green is ideally located for access to both Hanger Lane (Central Line) and Park Royal (Piccadilly Line) tube stations, as well as Ealing Broadway's station (Central and District Lines, mainline and future Crossrail), shopping centre, local shops, restaurants and bars. The open spaces of Hanger Hill and Pitshanger Park are also nearby.



- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Space
- Attractive Communal Grounds
- Over 800 sq ft
- Enviable School Catchment
- Fantastic Transport Links
- Long Term (12-24 months+)
- Council Tax Band D



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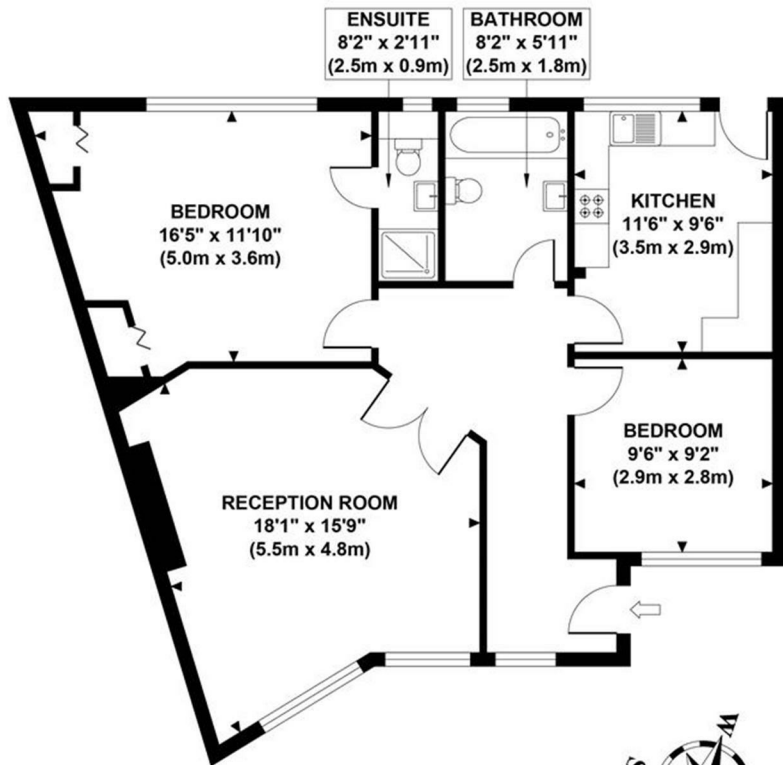
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**HANGER COURT**

Approximate Gross Internal Area  
800 sq ft / 74.30 sq m



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 800 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		79	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	