



HELLIWELL & Co.

**Hamilton Road, Ealing, W5
£2,400 Per Calendar Month**





Beautiful Conversion Flat - Approximately 1,296sq.ft. - Three Double Bedrooms - Two Receptions - Period Features - Furnished / Unfurnished - Available End of June 2022.

Situated on the first floor of this beautiful period property, this bright and spacious conversion flat is offered to the market furnished / unfurnished and is available end of June 2022. Offering approximately 1,296sqft. of living space, this impressive property includes a large reception room with high ceilings and a period fireplace, a second reception room, three double bedrooms, one of which benefits from an en suite shower room and built-in wardrobes, a fully fitted kitchen with integrated appliances and a family bathroom. Further benefits include gas central heating and double glazing.

Located on the popular Hamilton Road in Ealing Broadway, the property is ideally located for access to both Ealing Broadway (Central and District lines, mainline and future Crossrail) and Ealing Common (District and Piccadilly lines) tube stations, as well as the beautiful open spaces of Ealing Common. There are multiple local shops, cafes and restaurants nearby, including the bustling Ealing Broadway shopping centre.



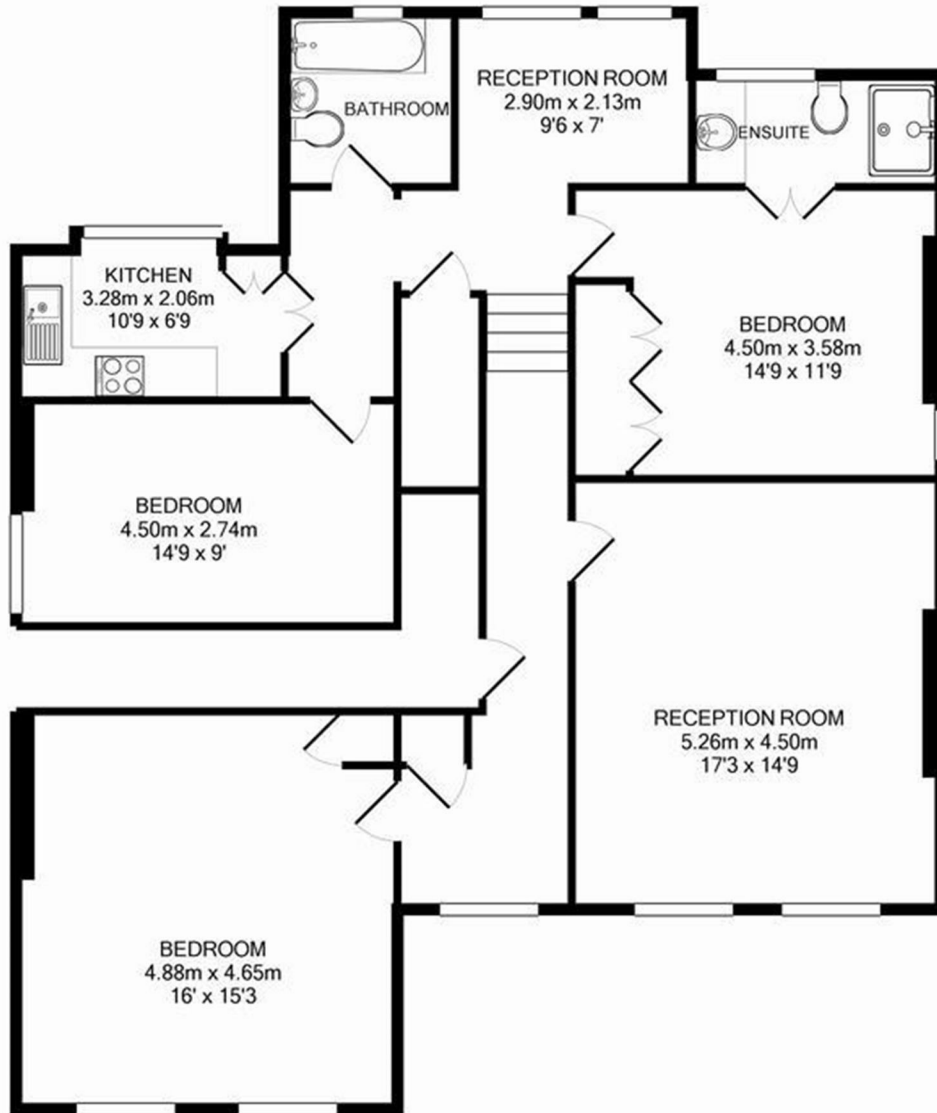
- First Floor Flat
- Approximately 1,296sq.ft.
- Three Double Bedrooms
- Two Receptions
- Period Features
- Bright and Spacious
- Furnished / Unfurnished
- Long Term (12-24 months+)
- Council Tax Band F



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Total Approx. Floor Area 120.4 Sq.M. (1296 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	