



HELLIWELL & Co.

**Uxbridge Road, Ealing, W13
£1,750 Per Calendar Month**





Semi Detached House - Stunning Exterior - Two Bedrooms - Bright & Spacious - Vaulted Archway - Private Courtyard - Available End of August - Fantastic Location - Multiple Transport Links.

This two bedroom detached house is nothing short of exceptional. Introducing itself with a private pathway, a beautiful vaulted archway, and excellent brickwork, this property has a stunning exterior. The property then follows through the archway, into a fantastic entrance hallway and doors to the master bedroom, and the wet room. The ground floor master bedroom sets the example for the rest of the house by spanning approximately five meters square, with one wall being a floor to ceiling patio door and windows that leads on to the private rear courtyard. The upper floor is decorated in a tasteful, modern style, with German appliances in the kitchenette, a breakfast bar, and a sizeable lounge area. The property also has plenty of skylights, wooden flooring throughout, and aluminium bi-folding doors on its exterior, giving it a definitive sense of character.

Velocity House is in a fantastic Ealing location. Nestled behind Uxbridge Road, this property has plenty of transport links from West Ealing Station (GWR & future Crossrail), Ealing Broadway Station (Central, District, GWR & future Crossrail), and a variety of buses, which makes this property very appealing for corporate professionals. The bars, shops and restaurants on the Broadway are very convenient, as are the lovely green spaces of Dean Gardens and Walpole Park.



- Two Bedroom Detached House To Let
- Ideal for Professionals
- Fantastic Ealing Location
- Breath-taking Architecture
- Modern Kitchen
- Contemporary Wetroom
- Huge Master Bedroom
- Private Courtyard
- Available End of August 2022



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	72	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	