



**HELLIWELL & Co.**

**Manor Road, Ealing, W13  
£1,375 Per Calendar Month**





First Floor Flat – Modern Interior - Bright and Spacious – Open Plan Living – Large Double Bedroom – Integrated Appliances – Tiled Bathroom – AC Unit – Ample Storage – Residential Location - Available Early July 2022.

This bright and spacious first floor flat as recently been refurbished to a high standard and is offered to the market furnished. The property has a large open plan living area with a brand new kitchen featuring integrated appliances and space for dining, a double bedroom with built in wardrobes and a bathroom equipped with a bathtub and power shower. Further benefits include ample storage space, air conditioning, gas central heating and a balcony. Available July 2022.

Manor Road is in a great location within the borough of Ealing. With West Ealing Station just around the corner, the property has access to a range of transport links into and away from London. This would be ideal for commuters travelling to and from Paddington Station, and, once the Crossrail project has been completed, the transport links for this particular house are only going to be enhanced. Drayton Gardens is also very convenient for amenities, as Waitrose is only on the other side of the tracks. The bars, shops and restaurants of Ealing Broadway are 1.4 miles away, and the Drayton Court Hotel is less than half a mile away, for Sunday afternoon roasts.



- Recently Refurbished
- First Floor Flat
- Bright and Spacious
- Open Plan Living
- Large Double Bedroom
- Integrated Appliances
- AC Unit
- Long Term (12-24 months+)
- Council Tax Band D



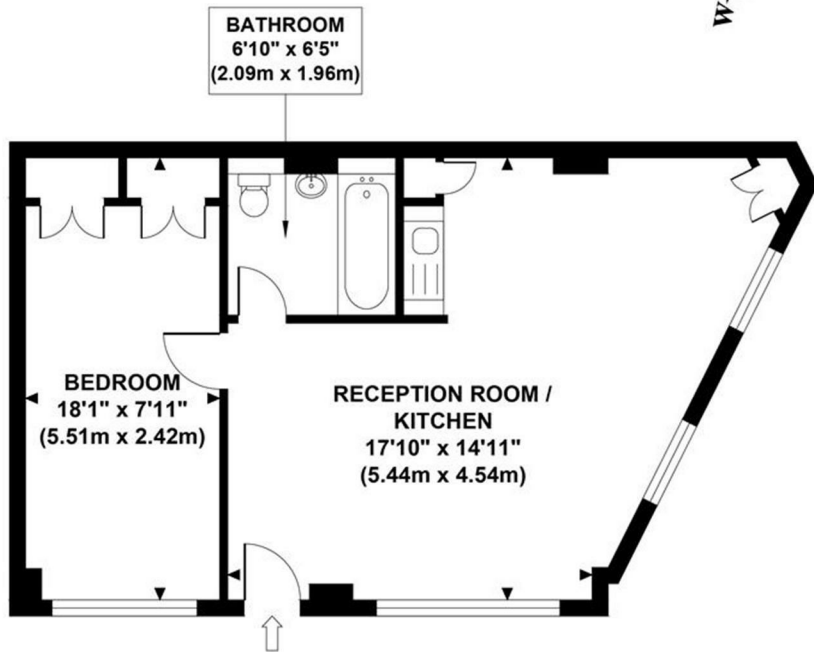
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020 8799 3810

lettings@helliwellandco.com

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Approximate Gross Internal Area  
499 sq ft / 46.40 sq m



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 499 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>55</b>	<b>73</b>
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>50</b>	<b>75</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	