



**HELLIWELL & Co.**

**St. Marys Road, Ealing, W5**  
**Asking Price £575,000**





 2 Bedrooms |  1 Receptions |  2 Bathrooms |  EPC Current

Helliwell & Co. is proud to exclusively present this beautiful two double bedroom, two bathroom apartment on the second floor of this attractive Georgian style new build in Olde Ealing.

The apartment consists of; master bedroom with ensuite, second double bedroom, guest bathroom with bath & shower and spacious open plan living room with bespoke fitted kitchen. Further benefits include a large west facing balcony boasting stunning views, lockable bicycle storage, gorgeous double glazed sash windows and secure video entry system.

Located on one of Ealing's finest tree lined roads, the apartment is ideally situated for access to both Ealing Broadway (Central Line, District Line, GWR and future Crossrail) and South Ealing (Piccadilly Line) stations, the useful 65 bus route and the abundance of independent cafes, pubs, restaurants and shopping opportunities available in the area. The wonderful green spaces of Lammas Park and Walpole Park are also a stone's throw away.

Tenure: Leasehold

Lease length: 150 years remaining approx.

Service charge: £1,200.00 per annum approx.

Ground rent: Peppercorn

Council tax band: TBC as new build property

- Beautiful apartment
- Two double bedrooms
- Two bathrooms
- Large west facing balcony
- Georgian style new build
- Bicycle storage
- Prime Ealing location
- Secure video entry system



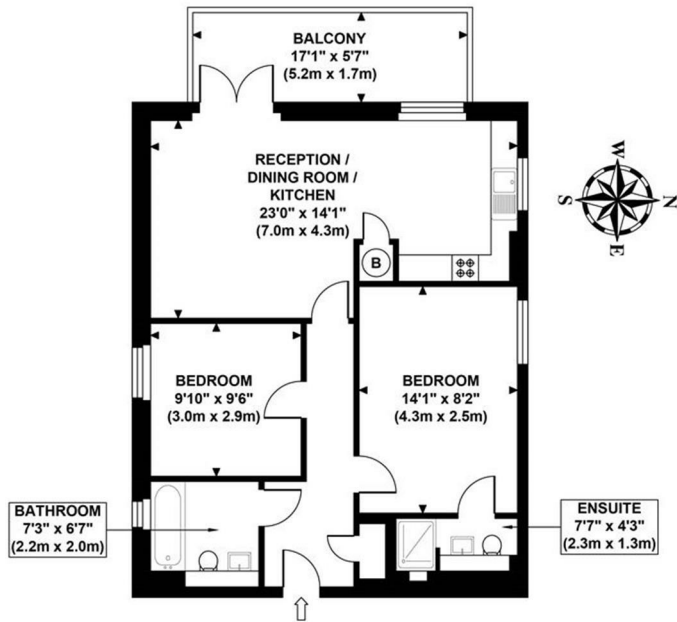
**HELLIWELL & Co.**

+ 44 (0) 20 8799 3812

sales@helliwellandco.com

## ST MARY'S ROAD

Approximate Gross Internal Area  
690 sq ft / 64.10 sq m



**SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 690 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 mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

