



HELLIWELL & Co.

Queen Anne's Gardens, Ealing, W5

Guide Price £600,000





 2 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current C

Helliwell & Co is proud to exclusively present this wonderful garden flat, with off street parking, in a prime pocket of Olde Ealing.

The property briefly comprises spacious hallway with ample storage, expansive master bedroom with built-in wardrobes, luminous bathroom with vaulted ceiling, bath and large walk in shower, well-equipped separate kitchen, additional double bedroom and gorgeous, generous lounge with doors leading out to a fantastic private garden, complete with patio area, lawn and storage shed.

Queen Anne's Gardens is a beautiful cul-de-sac, known for it's charm and tranquillity, in a highly desirable pocket of Olde Ealing W5. This flat boasts unparalleled privacy, but also excellent transport links, with South Ealing (Piccadilly Line), Ealing Common (District Line and Piccadilly Line) and Ealing Broadway all within easy reach. There is an abundance of cafes, restaurants, shops and bars nearby, as well as several open green spaces including Lammas Park, Walpole Park, Ealing Common and Gunnersbury Park, perfect for picnics in the summer and brisk walks in the winter.

Tenure: Leasehold with opportunity to purchase Share of Freehold

Lease length: 148 years remaining approx.

Ground rent: £25 per annum approx.

Service charge: N/A

Council tax band: D

- Stunning Garden Flat
- Off Street Parking
- Two Double Bedrooms
- Well-Equipped Kitchen
- Generous Lounge
- South Facing Garden
- Excellent Spec Throughout
- Wonderful Location



HELLIWELL & Co.

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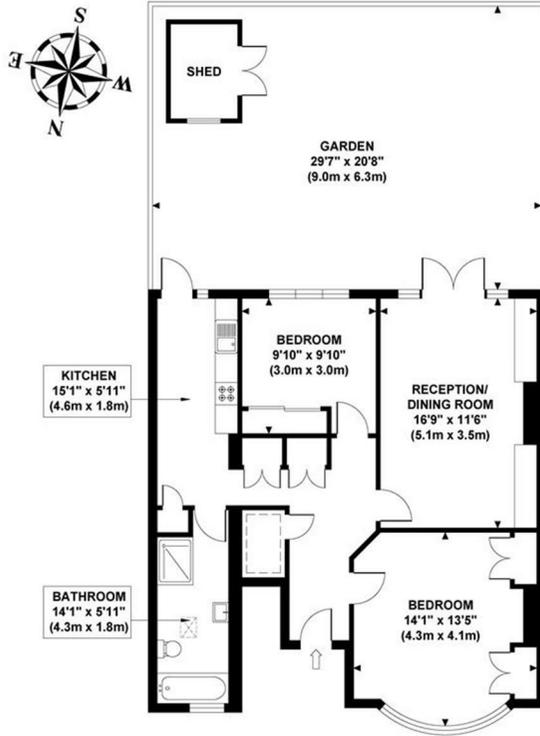
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QUEEN ANNE'S GARDENS

Approximate Gross Internal Area

805 sq ft / 74.78 sq m

☐☐☐ RESTRICTED HEAD HEIGHT



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 805 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.