



HELLIWELL & Co.

Hardwick Green, Ealing, W13
£1,750 Per Calendar Month





Newly Refurbished - Purpose Built Flat – Bright and Spacious – Two Double Bedrooms – Large Living Room – Kitchen with Integrated Appliances – Ample Storage Space - Off Street Parking – Private Balcony - Communal Gardens – Available Now.

Newly refurbished, this bright and spacious purpose built flat has been finished to an excellent standard and is available now. The property has a large reception room with access to a private balcony, two double bedrooms both with built-in John Lewis wardrobes, a kitchen with integrated appliances (dishwasher, washer dryer and full size fridge-freezer) and a fully tiled modern shower room. Further benefits include off street parking, communal gardens, attractive wooden flooring throughout, gas central heating, double glazing, a brand new mega flow system and ample storage space. Offered to market unfurnished and is available now.

Frinton Court, is ideally located for access to Ealing Broadway (Central and District lines, mainline and future Crossrail), Drayton Green (mainline) and Castle Bar Park (mainline) stations, as well as the beautiful open spaces of Pitshanger Park. There are a selection of local shops, cafes and restaurants in the area and multiple bus links.

- Purpose Built Flat
- Bright & Spacious
- Large Living Room
- Two Double Bedrooms
- Integrated Appliances
- Private Balcony
- Off Street Parking
- Communal Gardens
- Available Now



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FRINTON COURT

Approximate Gross Internal Area
817 sq ft / 75.90 sq m



SHOWER ROOM
7'7" x 5'11"
(2.3m x 1.8m)

BEDROOM
14'9" x 12'2"
(4.5m x 3.7m)

**RECEPTION/
DINING ROOM**
18'1" x 12'2"
(5.5m x 3.7m)

BEDROOM
11'10" x 11'10"
(3.6m x 3.6m)

KITCHEN
10'10" x 9'6"
(3.3m x 2.9m)

BALCONY
11'6" x 4'3"
(3.50m x 1.3m)

**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 817 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
72	77	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
71	77	
England & Wales		
EU Directive 2002/91/EC		