



**HELLIWELL & Co.**

**The Grove, Ealing, W5  
£1,850 Per Calendar Month**





Top Floor Flat - Two Bedrooms - Bright and Spacious - Open Plan Reception Room - Neutral Décor- Wooden Flooring - Fantastic Location - Furnished - Available Mid-January 2023.

A well-presented two bedroom flat located in the heart of Ealing. With neutral décor and wooden flooring throughout, this bright and spacious property is great for professional sharers or a couple. The property offers a large open plan reception room, with space for dining and a modern kitchen with integrated appliances, two generously sized double bedrooms and a contemporary bathroom with bathtub and shower. Offered to the market furnished and is available from Mid-January 2023.

The Grove is perfectly located for access to both Ealing Broadway (District, Central, National Rail and Elizabeth line) and Ealing Common (Piccadilly and District) tube stations. Ealing Broadway's shopping centre is close by along with an abundance of restaurants, cafes, bars and pubs and the leafy green open spaces of Ealing common and Walpole Park.



- Top Floor Flat
- Two Double Bedrooms
- Bright and Spacious
- Open Plan Reception
- Neutral Decor
- Wooden Flooring
- Furnished
- Council Tax Band E
- Deposit: £2134.61
- Long Let (12-24 months+)



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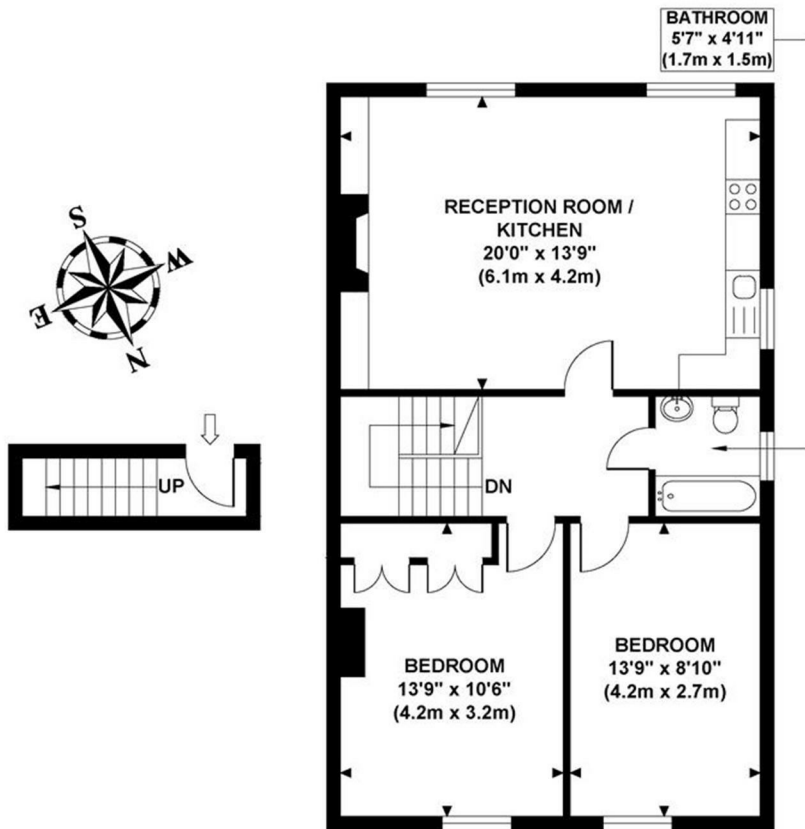
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**THE GROVE**

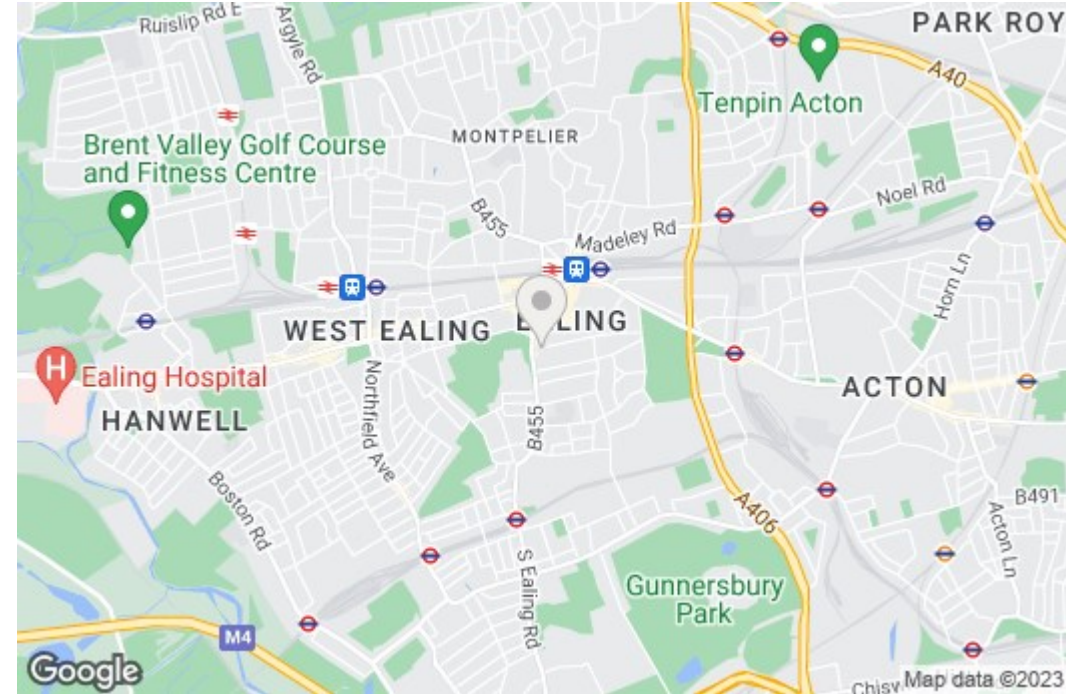
Approximate Gross Internal Area  
705 sq ft / 65.50 sq m



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 29 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 676 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>		<b>72</b>	<b>80</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>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>		<b>72</b>	<b>82</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>England &amp; Wales</b>		EU Directive 2002/91/EC	