



HELLIWELL & Co.

St Marys Road, Ealing, W5

Guide Price £475,000





Helliwell & Co is delighted to introduce one of the largest one-bedroom flats available in W5, beautifully refurbished and situated in a wonderful mansion block in a prime Olde Ealing location. This expansive property has an abundance of natural light and is offered to the market in excellent condition, having undergone a skilful renovation creating the perfect balance between contemporary and characterful.

A uniquely generous hallway with plentiful storage and work-from-home space leads onto a lovely airy reception room with feature fireplace, stunning wood flooring and a floor to ceiling window which opens out onto a patio area of the well-maintained communal gardens. There is a new, charming kitchen which boasts excellent storage, gorgeous tiling and integrated appliances. The spacious double bedroom has ample built-in wardrobes and two large windows and the beautiful, modern bathroom is well-proportioned. Further benefits of this fantastic property include gas central heating, a secure entry phone system, communal gardens, private garage and share of freehold.

Ealing Court Mansions is located on one of Ealing's finest tree lined roads and is ideally placed for access to both Ealing Broadway (Elizabeth Line, Central Line, District Line & GWR) and South Ealing (Piccadilly Line) stations, as well as a selection of charming local cafes, pubs and restaurants. The open spaces of Lammas Park and Walpole Park are also within touching distance.

- Stunning Ground Floor Apartment
- Iconic Period Mansion Block
- Beautifully Refurbished Throughout
- Manicured Communal Gardens
- Private Garage
- Share of Freehold: 98 Years
- Ground Rent: N/A
- Service Charge: £2,235 (Review N/A)
- Council Tax Band: D



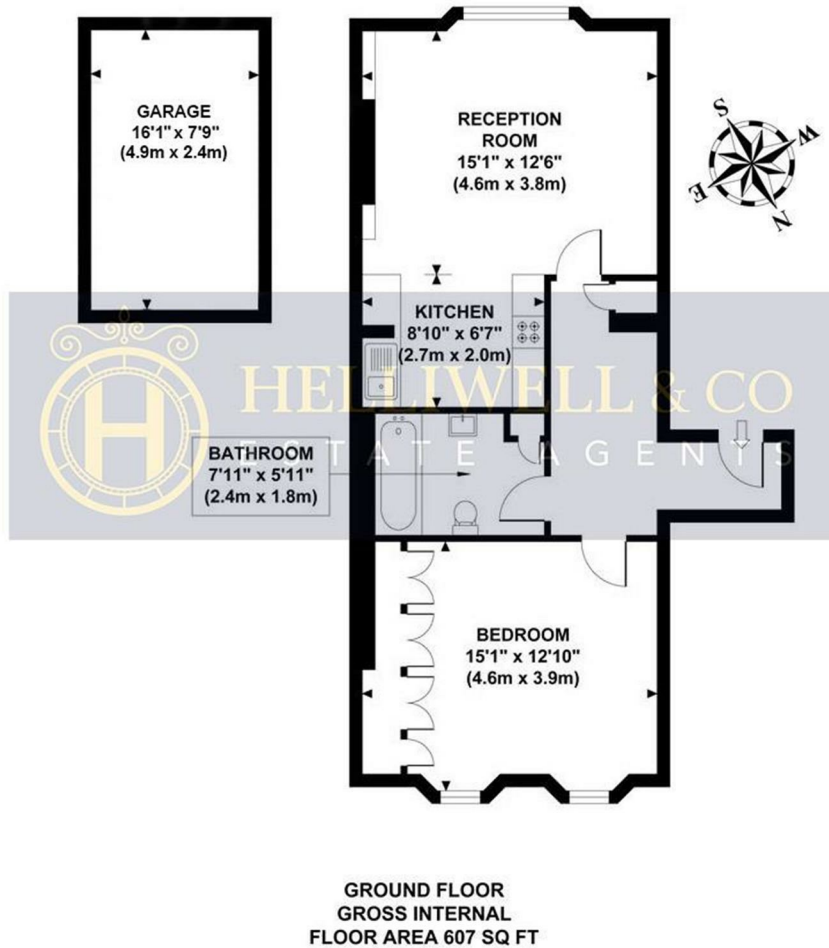
HELLIWELL & Co.

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EALING COURT MANSIONS

Approximate Gross Internal Area 607 sq ft / 56.39 sq m
 Garage Area 127 sq ft / 11.80 sq m



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	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	