



HELLIWELL & CO  
ESTATE AGENTS

Culmington Road, Ealing, W13  
Asking Price £599,950





 3 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current E

Spilt Level Conversion – Edwardian features - Bright and Spacious – Three Double Bedrooms – Large Reception Room – Separate Kitchen – Neutral Décor- Communal Garden – Good Transport Links

A beautifully presented, spilt level conversion flat, arranged over the first and second floors of this charming Edwardian double fronted house. Neutrally decorated throughout and maintained to a high standard, the first floor offers a bright and spacious reception room with a stunning bay window, a separate kitchen with integrated appliances, a double bedroom and a modern family bathroom with bathtub and shower. The second floor offers two further double bedrooms, both with built in wardrobes. The property further benefits from a communal garden and a long lease.

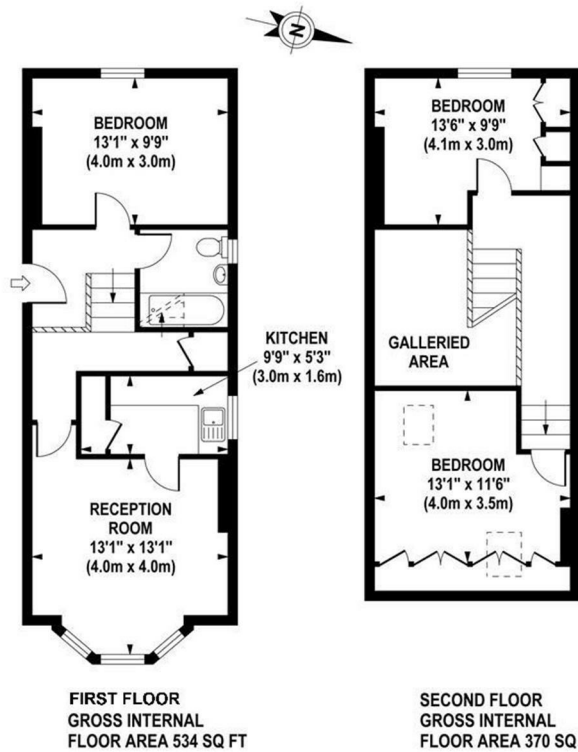
Culmington Road is ideally located for access to both South Ealing (Piccadilly line) and Ealing Broadway (Central and District lines, mainline and future Crossrail) tube stations, as well as multiple local cafes, restaurants and shopping facilities including the popular and busy Ealing Broadway shopping centre. The stunning open spaces of both Walpole and Lammas Parks are also close by.

- Spilt Conversion Flat
- Three Double Bedrooms
- Communal Garden
- Ground Rent: £100 (Review: 2023)
- Council Tax Band: E
- Bright and Spacious
- Good Transport Links
- Leasehold: 924 Years
- Service Charge: £480 (Review: 2023)

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**CULMINGTON ROAD**

Approximate Gross Internal Area 904 sq ft / 84.0 sq m  
(Excluding Galleried Area)



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

