



HELLIWELL & CO
ESTATE AGENTS

Hamilton Road, Ealing, London
Guide Price £750,000





 3 Bedrooms |  1 Receptions |  2 Bathrooms |  EPC Current D

Helliwell & Co is proud to introduce a unique opportunity to acquire a stunning ground floor garden flat, situated on one of Ealing Broadway's most desirable streets.

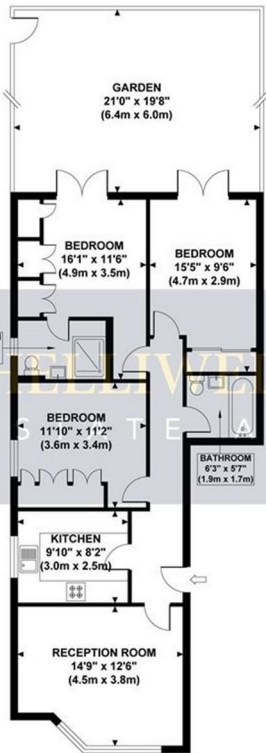
Striking the perfect balance between period charm and contemporaneity, this expansive apartment briefly comprises generous front reception room with incredible ceiling height and a gorgeous bay window, allowing natural light to pour in, a separate modern kitchen, three double bedrooms, two high-spec bathrooms, a wonderful private garden which receives plenty of sun, and a spacious communal garden when those BBQ afternoons require a little more space! Further benefits include Share of Freehold, fantastic storage space throughout, off-street parking and no onward chain.

Hamilton Road is a wide, leafy street, offering excellent transport links in the form of Ealing Broadway (Elizabeth Line, Central Line, District Line & GWR) and Ealing Common (Piccadilly Line & District Line), as well as an abundance of boutiques, shops, cafes, restaurants and shopping opportunities in Ealing Broadway's centre and beyond. The lucky new owner of this flat is spoiled for choice when it comes to green spaces, including Walpole Park & Ealing Common - perfect for picnics in the summer and brisk walks in the winter. There is also an excellent selection of schools locally.

- Stunning Ground Floor Apartment
- Service Charge: £1575 PA
- Underlying Lease: 965 Years Remaining
- Council Tax Band: E
- Tenure: Share of Freehold
- Secluded Private Garden
- Circa 900 Sq Ft
- HELLIWELL & CO 0208 799 3812

HAMILTON ROAD

Approximate Gross Internal Area
874 sq ft / 81.2 sq m



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 874 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.

