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Culmington Road, Ealing, W13

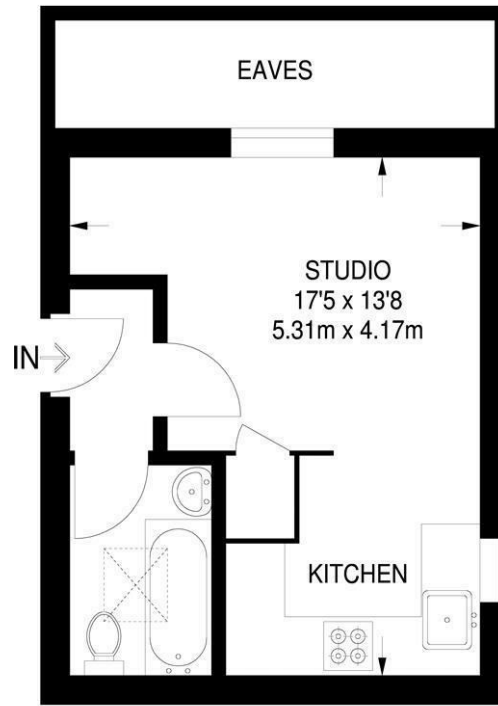
Offers In Excess Of
£225,000

Helliwell & Co is pleased to present this wonderful flat, perfect for as an investment or London base, on one of Ealing finest roads.

Set within a beautiful period house nestled perfectly between two parks, this converted studio flat boasts an abundance of light throughout and briefly consists of a neatly designed studio space, semi open-plan kitchen with integrated appliances, and a neutral bathroom equipped with both power-shower and bathtub. Further benefits include off street parking, communal gardens and ample storage space.

Culmington Road is ideally located for access to Ealing Broadway (Elizabeth Line, Central Line, District Line & GWR), West Ealing (Elizabeth Line) and South Ealing (Piccadilly line), as well numerous shops, boutiques, cafes, bars and restaurants. The stunning open spaces of both Walpole Park and Lammas Park are a stone's throw away.

- Centrally Located
- Studio Flat
- Off Street Parking
- Communal Gardens
- Residential Location
- Leasehold: 960 years
- Service Charge: £1,782pa
- Ground Rent: £125pa
- Council Tax Band: A



**SECOND FLOOR
(EXCLUDING EAVES)
241 SQ FT / 22.4 SQ M**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	