



HELLIWELL & Co.

**Madeley Road, Ealing, W5
£1,850 Per Calendar Month**





Bright and Spacious – Period Charm and Character – Two Bedrooms – Built in Wardrobes - Integrated Appliances – Ample Storage – Permit Parking - Fantastic Location - Available Early September 2023.

Situated in a fantastic residential area, this bright and spacious ground floor flat has retained its period charm and character throughout and offers a substantial amount of living space. The property has a large open plan reception room with a modern kitchen featuring integrated appliances and wooden flooring, two bedrooms and a family bathroom. Further benefits include high ceilings, ample storage space and is offered furnished.

Madeley Road is in a great Ealing location. Ealing Broadway Station and North Ealing Station are within half a mile, giving it unparalleled transport links, and making it ideal for professionals commuting into and around Central London. Amenities are very easy to come by, with Ealing Broadway Shopping Centre just around the corner. The shops, bars and restaurants of the Broadway itself are very accessible, and because the tube stations are so close to the flat, the bright lights of Central London are just a tube ride away.



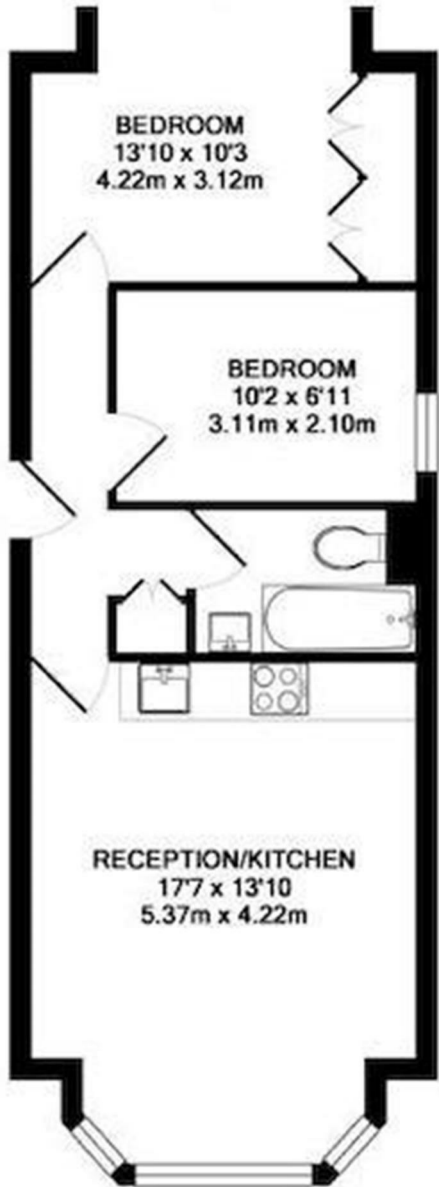
- Bright and Spacious
- Period Charm and Character
- Two Bedrooms
- Built in Wardrobes
- Integrated Appliances
- Permit Parking
- Holding Deposit: £426.00 (1 weeks rent)
- Security Deposit: £2134.61
- Council Tax Band E
- Long Term - 12-24 months+



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+ 44 (0) 20 8799

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	50	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	