











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

Helliwell & Co are proud to exclusively present this immaculate two-bedroom top-floor flat set within a well-maintained purpose-built block in North Ealing.

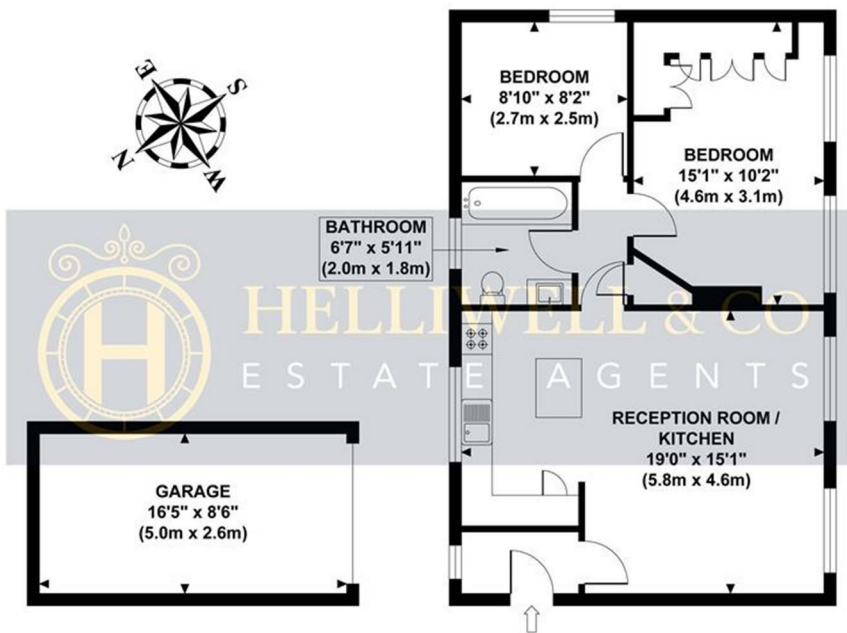
Offered to the market with a share of freehold and circa 600 sqft of living space, this flat has recently been renovated throughout. Entering into a well-maintained purpose-built development, this flat is situated on the second floor. You enter into a bright and spacious sitting room with a contemporary open-plan kitchen. All appliances are integrated, and the owner has undertaken innovative renovations with ample under-counter storage and stylish brass fittings. Both bedrooms are double, with the master benefiting from an array of smart, substantial built-in storage, ideal for an organised wardrobe. The fully tiled and contemporary bathroom endures a bathtub, rainfall shower, and touch-sensor mirror. Further benefits include a communal balcony & gardens, off-street parking, a garage and double glazing.

Situated in the sought-after leafy Hanger Hill area, there are a selection of exceptional schools nearby and excellent transport links with easy access to North Ealing (Piccadilly Line) 1-minute walk, West Acton (Central Line) 10 minutes walk and Ealing Broadway (Elizabeth Line, Central Line, District Line & GWR) 12 minutes walk, as well as a number of bus, motor and cycle routes. Ealing Broadway Centre and Pitshanger Village are easily accessible, offering a wide range of parks, shops, boutiques, bars and restaurants, including Waitrose a stone's throw away.

- Two Bedroom Flat
- Off Street Parking & Garage
- Recently Renovated
- Fantastic Transport
- Service Charge: £2,034.88 per annum
- Purpose Built
- Communal Balcony & Gardens
- Ample Storage
- Tenure: Share of Freehold (973 years)
- Council Tax Band: D

## EDEN COURT

Approximate Gross Internal Area  
591 sq ft / 54.90 sq m  
Garage Area 140 sq ft / 13.0 sq m



**GARAGE**  
GROSS INTERNAL  
FLOOR AREA 140 SQ FT

**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 591 SQ FT

