



HELLIWELL & CO  
ESTATE AGENTS

Culmington Road, Ealing, W13  
Asking Price £575,000







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

Helliwell & Co are delighted to present this 3 bedroom period conversion flat located on the borders of Walpole Park and within a five minute walk of shops and restaurants on Uxbridge Road.

A beautifully presented, spilt level conversion flat, arranged over the first and second floors of this charming Edwardian double fronted house has been re-decorated throughout, including newly fitted carpets and freshly painted walls. The first floor offers a bright and spacious reception room with sunny 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. This property further benefits from a communal garden and a long lease.

Culmington Road is ideally located for access to both South Ealing (Piccadilly line) West Ealing (Elizabeth Line) and Ealing Broadway (Central and District lines, mainline and Elizabeth Line) stations, as well as multiple local cafes, restaurants and shopping facilities. The beautiful open spaces of both Walpole and Lammas Parks are also close by.

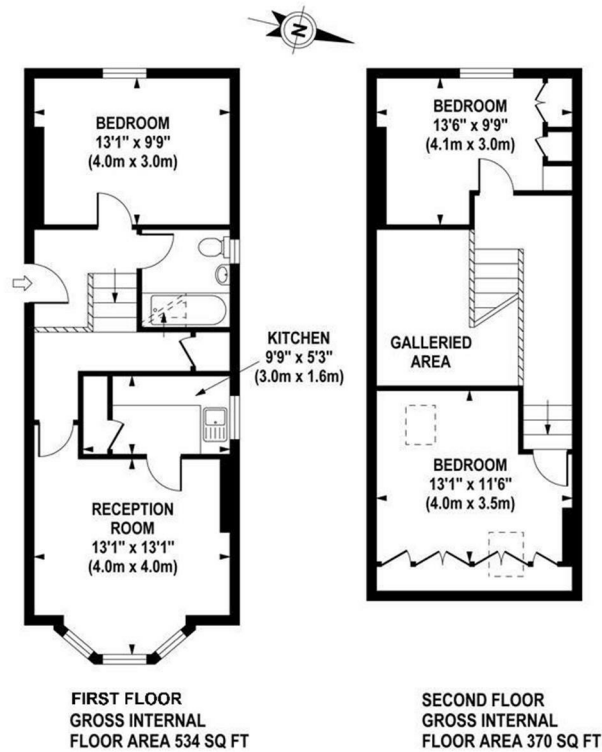
- Spilt Conversion Flat
- Three Double Bedrooms
- Communal Garden
- Ground Rent: £100.00pa
- Council Tax Band: E
- Bright and Spacious
- Good Transport Links
- Leasehold: 923 Years
- Service Charge: £600.00pa



## HELLIWELL & CO.

### 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.

