







🛏️ 2 Bedrooms | 🛋️ 1 Receptions | 🚿 1 Bathrooms | 📊 EPC Current C

Helliwell & Co are proud to present this two-bedroom period conversion flat in a desirable area of Northfields close to West Ealing station.

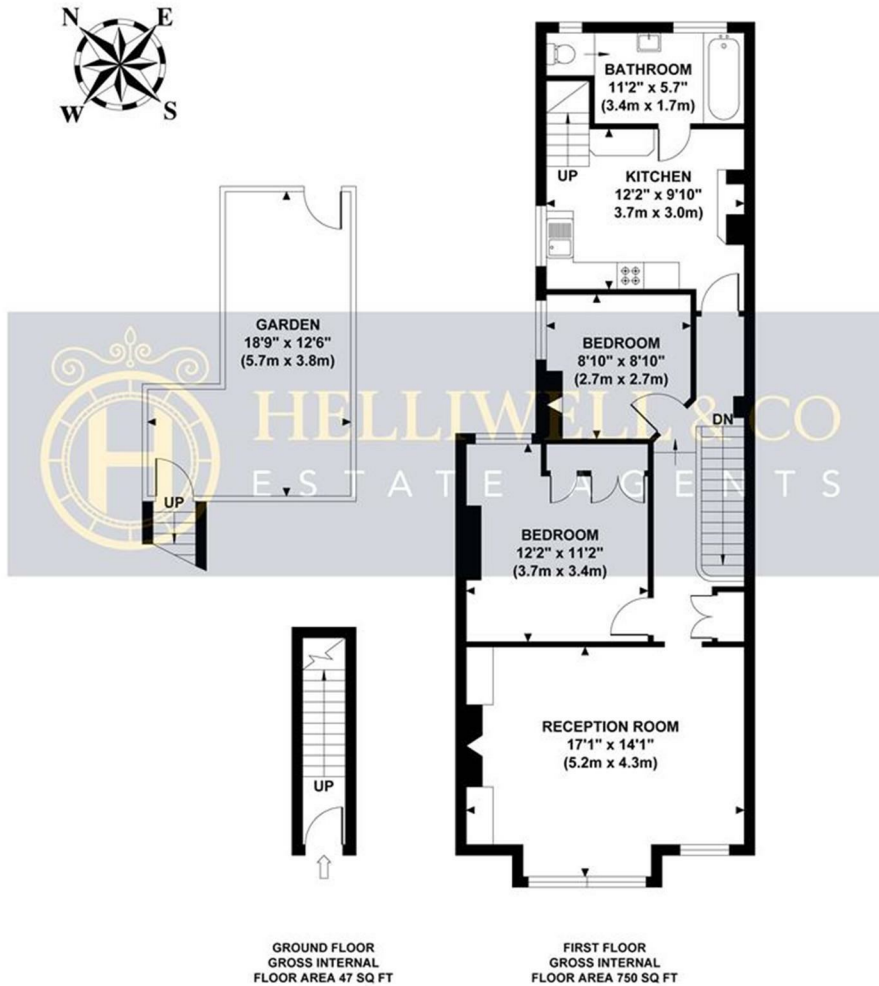
Situated within an attractive period property, this first-floor flat offers a massive amount of light and space and is in excellent condition. The property features a large west-facing reception room, two double bedrooms, a separate kitchen with a dining area and a modern fully tiled bathroom. The windows have recently been upgraded to double glazing. Further benefits include a well maintained private rear garden with direct access via the kitchen, a communal front garden, period features and ample storage throughout.

Seaford Road is located in a charming pocket, a short walk from West Ealing station (Elizabeth Line) and Northfields tube station (Piccadilly Line), the beautiful open green spaces of Lammas Park and Walpole Park, and an abundance of independent restaurants, boutiques and coffee shops. Ealing Broadway (Elizabeth Line, Central Line and District Line) is also within easy reach for additional social, shopping and travel options. There are several nurseries and schools nearby, all boasting exemplary reputations.

- First Floor Flat
- Private Rear Garden
- Potential to extend STPP
- Ground Rent: £150.00pa
- Council Tax Band: D
- Bright and Spacious
- Period Features
- Tenure: Leasehold (114 years remaining)
- Service Charge: £270.00pa

SEAFORD ROAD

Approximate Gross Internal Area
797 sq ft / 74.0 sq m



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.