HELLIWELL & CO
ESTATE AGENTS

Windermere Road, Ealing W5

Guide Price £500,000

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

Helliwell & Co. is proud to present this stunning two bedroom period conversion, located on one of Ealing's prime residential roads.
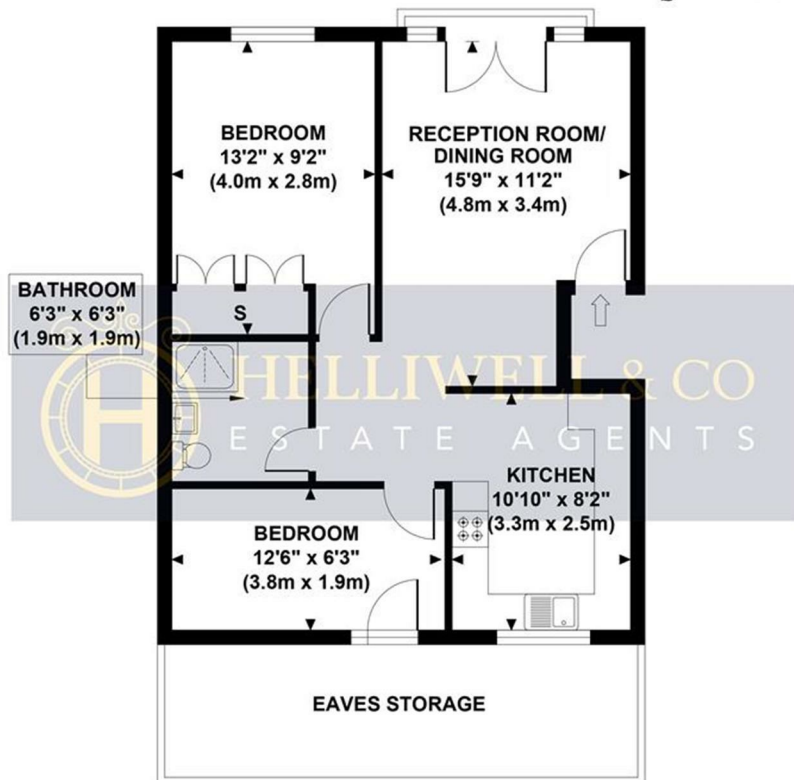
This newly refurbished flat, which backs onto the beautiful open green spaces of Lammas Park, offers 540sq.ft. of living space and is placed on the top floor. Entering the west-facing reception room there are fabulous views across the park via floor length French doors and a dining area adjacent to the kitchen which leads off a spacious hallway. There are two further double bedrooms with the master including built-in storage units. A bright bathroom with shower, built-in storage and tiled floor completes the layout. Additional benefits include wooden flooring throughout, double glazed windows and intercom entry system.

Windermere Road is a popular residential road in Ealing, ideally located for access to both South Ealing (Piccadilly line) and Ealing Broadway (Central and District lines, mainline and future Crossrail) tube station, making the property an excellent choice for commuters in and around London. There are multiple local shops, restaurants and pubs in the area, including Ealing Broadway's bustling shopping centre, as well as a fantastic selection of good locals schools and beautiful green open spaces such as Walpole and Lammas Parks.

- Top Floor Flat
- Stunning Parkside Views
- Ample Eaves Storage
- Tenure: Share of Freehold (981 years)

- Two Bedrooms
- Off Street Parking
- Service Charge: £1,308.00pa
- Council Tax Band: C

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WINDERMERE ROAD

Approximate Gross Internal Area
540 sq ft / 50.2 sq m
(Excluding Eaves Storage)

BEDROOM
13'2" x 9'2"
(4.0m x 2.8m)

**RECEPTION ROOM/
DINING ROOM**
15'9" x 11'2"
(4.8m x 3.4m)

BATHROOM
6'3" x 6'3"
(1.9m x 1.9m)

KITCHEN
10'10" x 8'2"
(3.3m x 2.5m)

BEDROOM
12'6" x 6'3"
(3.8m x 1.9m)

EAVES STORAGE

GROSS INTERNAL
FLOOR AREA 540 SQ FT

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.