



HELLIWELL & CO  
ESTATE AGENTS

Birkbeck Road, Ealing, W5  
£3,500 Per Calendar Month









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

Semi-Detached Family House - Four Bedrooms - Spacious Reception - Integrated Kitchen - Two Bathrooms & One Guest WC - Stunning Private Garden & Conservatory - Fantastic Local Schools - Residential Location - Furnished - Available 9th August

This bright and spacious, semi-detached family house, which is placed within the lovely and quaint neighbourhood of Northfields, is offered to the market furnished. Entering through the receiving hallway, the property has a large and luminous reception room with attractive wooden floors and a feature fire place, leading to a modern integrated kitchen which has direct access to the conservatory and private rear garden with a large decking area. On the first floor are three beautifully decorated and generously sized bedrooms and a family bathroom, whilst the large master bedroom with an ensuite bathroom is located on the top floor of a stylish loft conversion. The property is available to rent from 9th August.

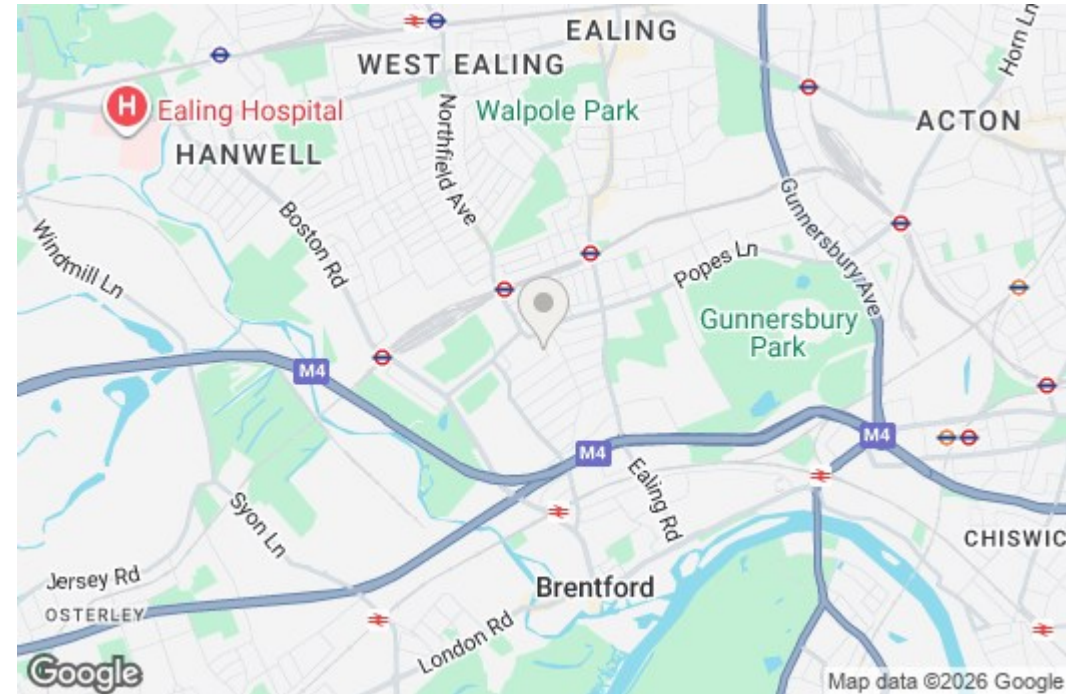
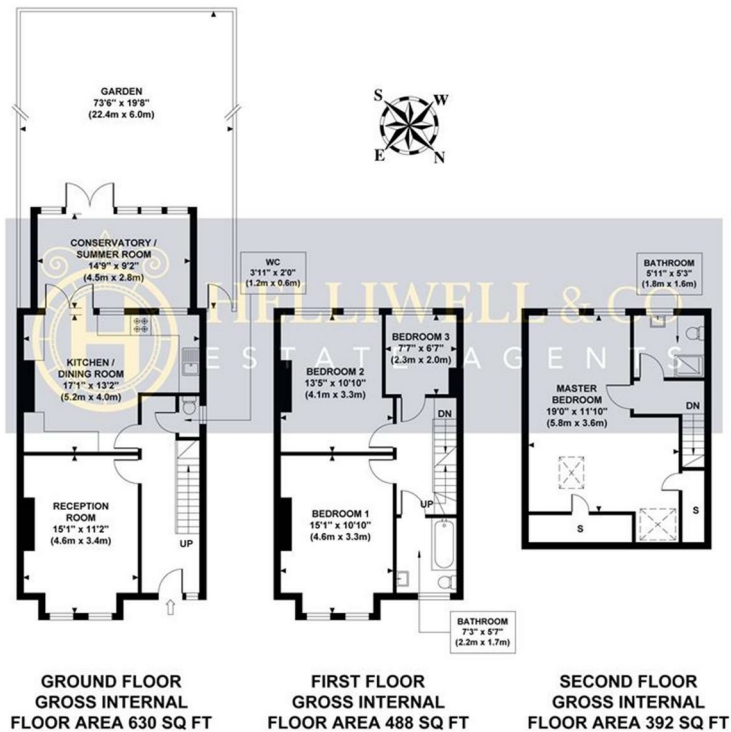
Birkbeck Road is located moments from Northfields Avenue where you will find a great selection of independent shops, restaurants, bars and local amenities including Lammas Park. Northfields tube station is a 5 minute walk away where you have access to the Piccadilly line offering great services into and around Central London. Further transport links include the E2 bus that takes you straight into Ealing Broadway and the 65 bus that takes you to Richmond. You can also take a pleasant walk through Lammas and Walpole parks into Ealing where you will have access to the vast array of shops and eateries on offer. The road is also in the enviable catchment area of some of Ealing's most sought-after schools, including Ealing Fields High School and Mount Carmel, Little Ealing and Fielding Primary Schools.

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|--------------------------------------|---------------------------------|
| ■ Semi-Detached Family House         | ■ Four Bedrooms                 |
| ■ Large Reception & Separate Kitchen | ■ Private Garden & Conservatory |
| ■ Two Bathrooms & One WC             | ■ Furnished                     |
| ■ Council Tax Band: F                | ■ Holdin Deposit: £807.00       |
| ■ Security Deposit: £4,038.46        | ■ Available August 9th          |



## BIRCKBECK ROAD

Approximate Gross Internal Area  
1510 sq ft / 140.28 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.