



**HELLIWELL & CO**  
ESTATE AGENTS

**Ranelagh Road, Ealing, W5**  
**Guide Price £399,950**





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

Helliwell & Co is proud to present this beautiful one-bedroom period conversion apartment, set within a pristine Victorian building on one of Ealing's more popular tree-lined roads.

Located in the desirable St Mary's pocket of Ealing and offered with share of freehold, this bright and spacious conversion apartment of over 600 sq ft has a large reception room with a semi open plan fitted kitchen and dining area, a double bedroom with built in wardrobes and a full size family bathroom. The property further benefits from communal gardens, permit parking, ample storage space including a loft area and gas central heating.

Ranelagh Road is a quiet, tree-lined street, ideally located for access to Ealing Broadway (Elizabeth Line, Central Line, District Line & GWR) and South Ealing (Piccadilly Line), as well as an abundance coffee shops, pubs, restaurants and excellent schools. The stunning open spaces of Lammas Park, Walpole Park & Ealing Common are also within touching distance, perfect for picnics in the summer and brisk walks in the winter.

- Top Floor Flat
- Large Reception Room
- Permit Parking
- No Onward Chain
- Service Charge: £2,080.00pa
- Period Conversion
- Circa 607sqft
- Communal Gardens
- Tenure: Share of Freehold (973 years)
- Council Tax Band: D

**RANELAGH ROAD**

Approximate Gross Internal Area  
607 sq ft / 56.3 sq m



**SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 607 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.