



**HELLIWELL & CO**  
ESTATE AGENTS

**Rathgar Avenue, Ealing, W13**

**Guide Price £450,000**





🛏 1 Bedroom | 🛋 1 Reception | 🚿 1 Bathroom | 📊 EPC Current C

Helliwell & Co are proud to present one of two newly renovated, one-bedroom luxury apartments available to the market with no onward chain.

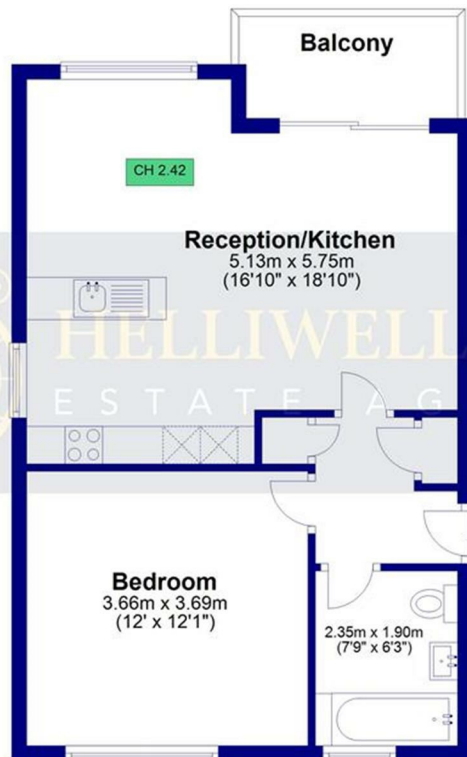
Offered to the market with a 10-year build zone warranty, this stylish apartment with a double bedroom and one bathroom is located on the third floor and has been refurbished to the highest standard with a state-of-the-art open plan kitchen reception, boasting an impressive kitchen island, fully integrated top-of-the-range appliances - brand new and with a warranty - engineered flooring, and a private balcony with a soothing view of the communal gardens. The bathroom boasts a stylish finish with faux marble tiling, a luxury bathtub with a rainfall shower and a contemporary basin with built-in mirror lights. The large double bedroom benefits from its own built-in AC unit. Additional benefits include stunning views, off-street parking and its quiet residential location.

Rathgar Avenue 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.

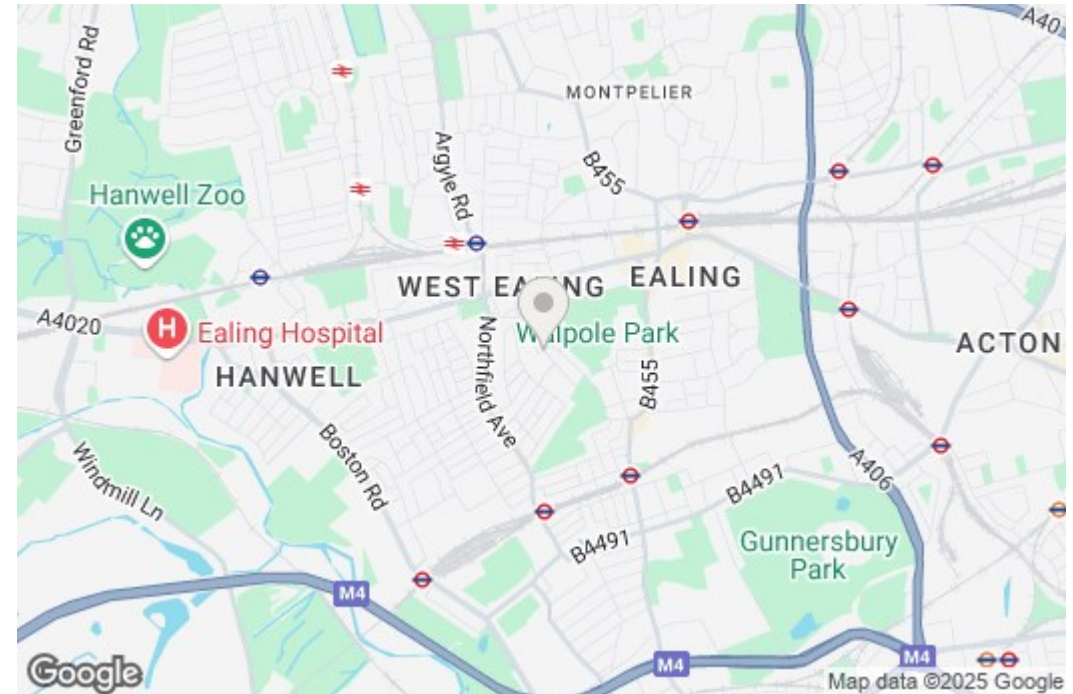
- Newly Built One Bedroom Apartment
- 10 Year Build Zone Warranty
- Stunning Views
- Private Balcony
- Communal Gardens
- Off Street Parking
- Tenure: Leasehold (999 years)
- Service Charge: £1,500.00pa
- Ground Rent: £0.00
- Council Tax Band: TBC

**RATHGAR AVENUE, EALING, W13**

TOTAL AREA: APPROX. 48.8 SQ. METRES (524.7 SQ. FEET)



**Third Floor**



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