



HELLIWELL & CO
ESTATE AGENTS

Balfour Road, Ealing, W13
£1,750 Per Calendar Month





🛏 1 Bedroom | 🚗 1 Reception | 🚿 1 Bathroom | 📊 EPC Current D

Helliwell & Co are proud to present this beautiful ground floor, one-bedroom period conversion with its own private south facing garden.

This one-bedroom garden flat comprises of a spacious double bedroom, a fitted kitchen, a large reception room with French doors leading out onto a decking area and a private garden. Other benefits include smart under-the-stairs storage and a large utility cupboard, double glazing and integrated appliances which include a separate dryer and washing machine.

Balfour Road is in a marvellous Ealing location. Set just off Northfield Avenue, the property has great transport links, both for buses and for Northfields (Piccadilly Line) and West Ealing (National Rail & Elizabeth Line) stations. The Elizabeth Line will allow prospective tenants unparalleled access to London and beyond. Ealing Broadway itself is convenient for amenities, and the variety of shops, bars, and restaurants it can offer is truly impressive. The historical Lammas Park is within a stone's throw and offers the perfect retreat for a picnic or morning walk.

- Ground Floor Flat
- Period Conversion
- One Double Bedroom
- Double Glazing Throughout
- Ample Storage
- South Facing Private Garden
- Long Term (12-24 Months+)
- Holding Deposit (1 Weeks rent): £403.00
- Security Deposit (5 weeks rent): £2,019.23
- Council Tax Band: C

BALFOUR ROAD, EALING, W13

TOTAL AREA: APPROX. 39.1 SQ. METRES (421.0 SQ. FEET)



GROUND 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