







 3 Bedrooms
 |
  1 Reception
 |
  3 Bathrooms
 |
  EPC Current C

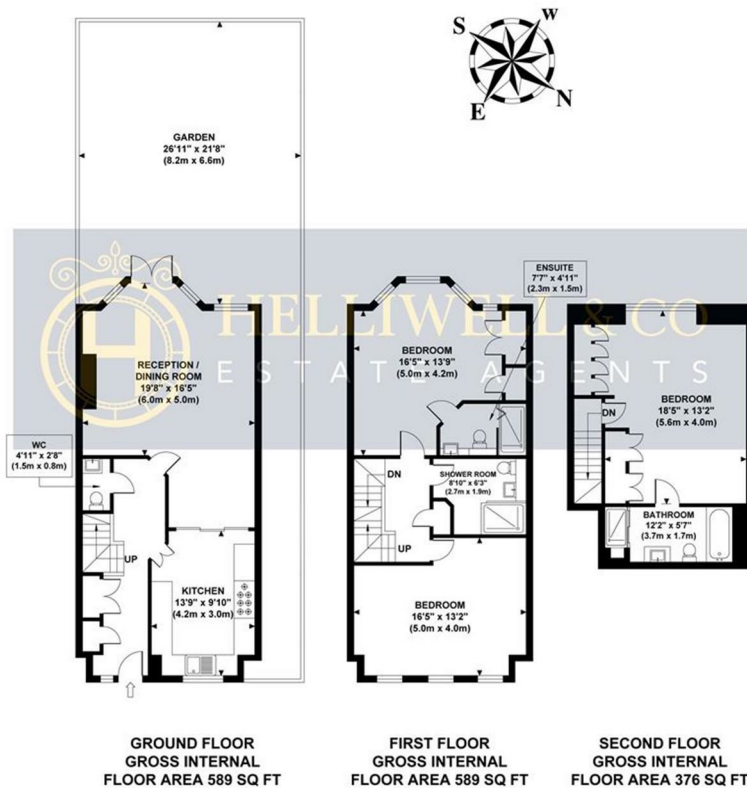
Helliwell & Co. are delighted to present this charming end-of-terrace family house which offers a perfect blend of space and modern living. Spanning three floors, the property boasts three generously sized bedrooms, making it an ideal choice for families seeking comfort and convenience. Upon entering, you are welcomed by a bright and spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The sleek and modern integrated kitchen is a culinary delight, designed to meet the needs of contemporary family life. With three well-appointed bathrooms and an additional WC, the home ensures ample facilities for all family members and guests. The private rear garden presents a tranquil outdoor space, perfect for children to play or for hosting summer gatherings. Furthermore, the property benefits from ample storage space and off-street parking, adding to the convenience of this lovely home.

Nestled on one of Olde Ealing's most picturesque streets, this property enjoys a prime location with easy access to South Ealing's Piccadilly Line tube station (just 0.4 miles away) and the tranquil open spaces of Lammas Park. Situated on St Mary's Road, residents benefit from a wide array of local shops, restaurants, and pubs, with excellent schools nearby and Ealing Broadway offering Central, District, and Elizabeth Line connections, as well as a vibrant shopping centre, is just 1.2 miles from the property. Perfectly positioned for both convenience and leisure.

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| <ul style="list-style-type: none"> ▪ Sought After Ealing Location ▪ Three Good Sized Bedrooms ▪ Modern & Sleek Kitchen ▪ Holding Deposit (1 weeks rent): £807.00 ▪ Council Tax Band F | <ul style="list-style-type: none"> ▪ Terraced Family Home ▪ Three Bathrooms & Additional WC ▪ Private Garden & Off Street Parking ▪ Security Deposit (5 weeks rent): £4,038.46 ▪ Long Let (12-24 months+) |
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ST. MARY'S ROAD

Approximate Gross Internal Area
1554 sq ft / 144.40 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 mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.