

1 Bedrooms | 1 Receptions | 1 Bathrooms | EPC Current E

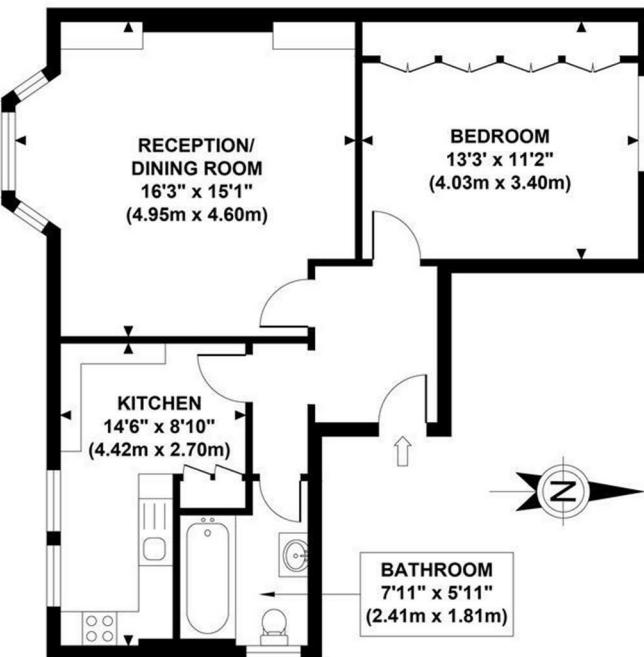
Helliwell & Co. are delighted to present this bright and spacious first floor conversion flat, which is set within this attractive period building and is offered to the market part furnished. The property has a large reception room with a charming bay window, a modern kitchen with high quality integrated appliances, a double bedroom with built in wardrobes and a contemporary bathroom. Having retained its period charm and character, the property further benefits from a high standard of fixtures and fittings, gas central heating and ample storage space.

Culmington Road is ideally located for access to both South Ealing (Piccadilly line) and Ealing Broadway (Central and District lines, mainline and future Crossrail) tube stations, as well as multiple local cafes, restaurants and shopping facilities including the popular and busy Ealing Broadway shopping centre. The stunning open spaces of both Walpole and Lammas Parks are also close by.

- Fantastic Location
- First Floor Conversion Flat
- Reception Room with Bay Window
- Council Tax Band: C
- Security Deposit (5 weeks rent): £2,019.23
- Period Charm and Character
- Bright and Spacious Large Double Bedroom
- Modern Integrated Kitchen
- Holding Deposit (1 weeks rent): £403.00
- Long Let (12-24 months+)

## Helliwell & Co.

Approximate Gross Internal Area 596 sq ft / 55.40 sq m



**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 596 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

