







 3 Bedrooms |  2 Receptions |  1 Bathrooms |  EPC Current C

Helliwell & Co are proud to present this brand new ground floor flat, which is nestled on the desirable Drayton Road in Ealing W13 and presents an exceptional opportunity for those seeking a blend of modern living and classic charm. Spanning an impressive 968 square feet, the property boasts an elegant design that is evident throughout, featuring attractive ceiling coving and tasteful fireplaces that add character to the space. The flat comprises three well-proportioned bedrooms, providing ample room for family living or accommodating guests. The two reception rooms offer versatile spaces that can be tailored to your lifestyle, whether for entertaining or relaxing. The modern and trendy bathroom is fitted with high-quality fixtures, ensuring a luxurious experience. The property is equipped with top-of-the-range appliances and hardwood flooring, enhancing both functionality and aesthetic appeal. Additionally, there is ample storage space, making it easy to keep your home organised and clutter-free. One of the standout features of this flat is the private rear garden, a perfect retreat for outdoor relaxation or entertaining friends and family. Offered to the market unfurnished and is available now.

The location is particularly advantageous, with West Ealing station nearby, providing convenient access to the Elizabeth Line with excellent links into and around central London. Furthermore, the area is renowned for its fantastic local schools, making it an ideal choice for families.

- Elegant Ground Floor Flat
- Attractive Coving and Fireplaces
- Large Private Rear Garden
- Holding Deposit (1 weeks rent): £686.00
- Council Tax Band D
- Brand New with High Quality Finish
- Three Bedrooms and Two Receptions
- West Ealing Station (Elizabeth Line)
- Security Deposit (5 weeks rent): £3,432.69
- Long Let (12-24 months+)

**SUTHERLAND VILLAS**

Approximate Gross Internal Area

968 sq ft / 89.93 sq m



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 968 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.

