











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

Helliwell & Co are proud to present this charming top-floor period conversion in a sought-after pocket of Ealing.

Offered to the market with a share of freehold and circa 465 sqm, this top-floor flat benefits from charm and natural light throughout. Consisting of a large, spacious south-facing reception room with a feature fireplace. The separate kitchen has all the expected appliances, including a dishwasher. Leading to the spacious bathroom which has a large bathtub and plenty of storage within the eves. The bedroom is located at the rear with garden views and features a fireplace with smart shelving and ample storage. Further benefits include off-street parking, communal gardens, double glazing and gas central heating.

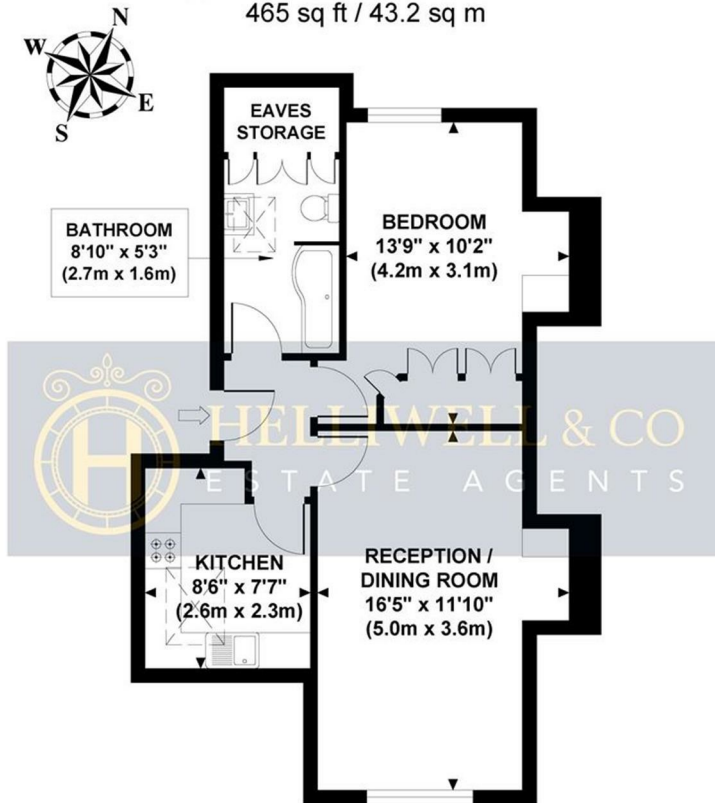
Warwick Road is a prestigious tree-lined street in the heart of Olde Ealing, boasting an abundance of independent coffee shops, boutiques and local pubs. This property is nestled perfectly between Ealing Broadway (Elizabeth Line, Central Line, District Line & GWR) and South Ealing (Piccadilly Line). There is a fantastic selection of schools nearby as well as the wonderful open green spaces of Lammas Park, Walpole Park and Ealing Common.

- Period Conversion
- Top Floor Flat
- One Bedroom
- Excellent Location
- Communal Garden
- Off Street Parking
- Circa 465sqft
- Tenure: Share of Freehold
- Service Charge: £720.00pa
- Council Tax Band: D



## WARWICK ROAD

Approximate Gross Internal Area  
465 sq ft / 43.2 sq m



**SECOND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 465 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.

