







 2 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current B

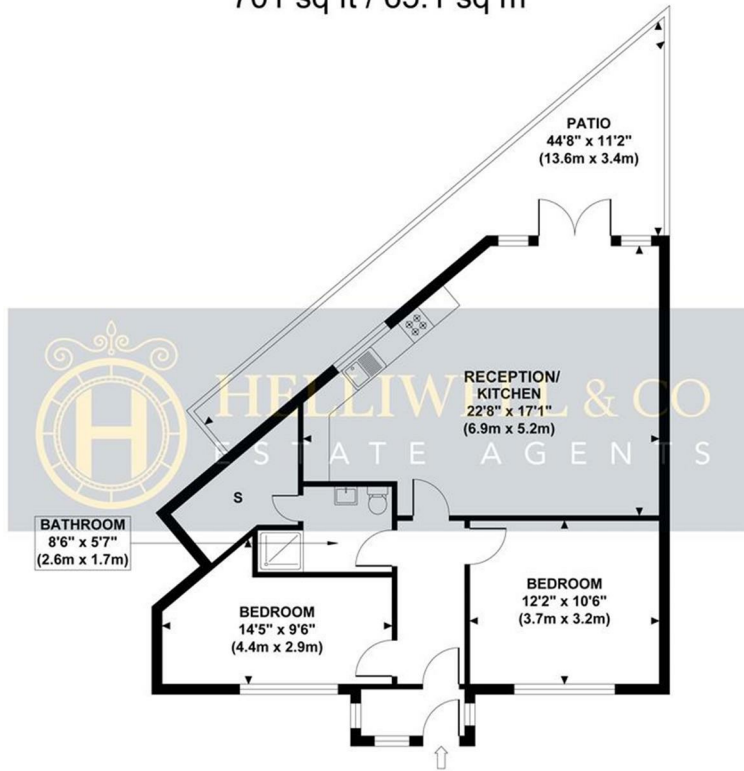
Helliwell & Co. are proud to present this bright and modern ground floor flat which is located in the Ealing W5 area. The contemporary property offers a perfect blend of modern living and comfort, spanning over 700 square feet. As you enter, you will be greeted by a private entrance that leads into an open plan reception area, designed to create a spacious and inviting atmosphere. The modern kitchen is equipped with top-of-the-range appliances, making it ideal for both cooking enthusiasts and those who enjoy entertaining guests. This flat features two generously sized double bedrooms, providing ample space for relaxation and rest. The trendy bathroom boasts a stylish walk-in shower, adding a touch of luxury to your daily routine. Additionally, a convenient utility area enhances the practicality of this home. One of the standout features of this property is the underfloor heating throughout, ensuring a warm and cosy environment during the colder months. Outside, you will find both front and rear patios, perfect for enjoying a morning coffee or hosting summer gatherings. For those with a vehicle, off-street parking is available, adding to the convenience of this lovely home.

Ash Grove is perfectly located for access to the beautiful green open spaces of Gunnersbury Park. Both South Ealing (Piccadilly Line) and Ealing Broadway (Central, District and Elizabeth lines) stations are within reach, as well as Ealing Broadways, popular shopping centre, and selection of cafes, bars, and restaurants.

- Private Entrance
- Open Plan Living
- Off Street Parking
- Holding Deposit (1 weeks rent): £519.00
- Council Tax Band C
- Ground Floor Flat
- Two Double Bedrooms
- Front & Rear Patios
- Security Deposit (5 weeks rent): £2,596.15
- Long Let (12-24 months+)

## ASH GROVE

Approximate Gross Internal Area  
701 sq ft / 65.1 sq m



**GROSS INTERNAL  
FLOOR AREA 701 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.

