











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

Helliwell & Co. is proud to present this charming and unique Edwardian flat, offering over 900 sq ft of living space and located in the desirable pocket of Olde Ealing.

Set back on St Mary's Road with vast manicured lawned front gardens, you are met with a charming entrance via its original front doors and floor tiles. Up the internal staircase, you are met with a spacious landing with access to the loft space and has the potential to extend (STPP).

The flat consists of three bedrooms, two of which are double bedrooms and one study/nursery. The living room boasts parquet flooring, a featured fireplace, and treelined street views. The kitchen offers plenty of space for dining and has access to an external staircase that leads to a private garden. The tiled bathroom has a bathtub and a separate WC. Further benefits include its original period features, gas central heating and rear access. Offered to the market with no onward chain, this property presents an excellent opportunity for buyers looking to add their own stamp and value.

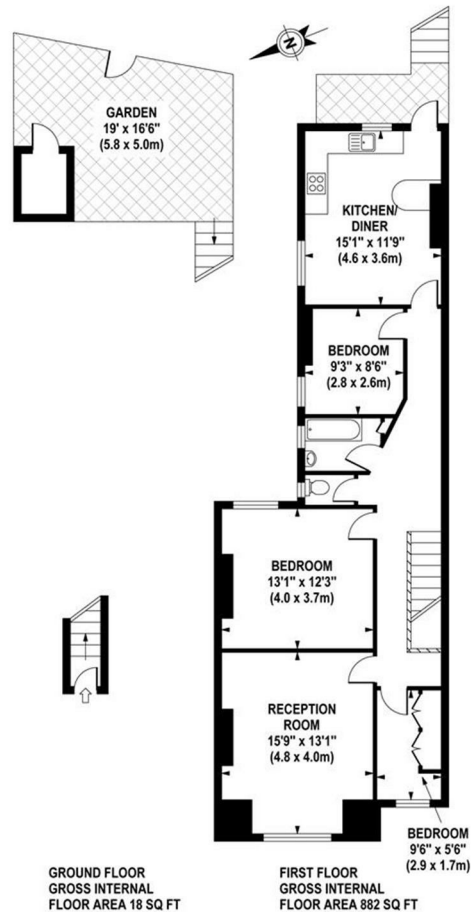
St Mary's Road is situated in a popular area of Old Ealing and is perfectly located for access within ten minutes to both Ealing Broadway (Central, District, National Rail, and Elizabeth line) and South Ealing (Piccadilly Line) Tube stations. There are several local shops and cafes just moments away and Ealing Broadway's shopping centre is close by. The beautiful open spaces of Walpole and Lammas Park are also a short walk away from the property.

- Charming Edwardian Flat
- High Ceilings
- Original Features
- Private Garden
- Prime Olde Ealing Location
- No Onward Chain
- Potential to Extend (STPP)
- Service Charge: £606.81
- Ground Rent: Nil
- Council Tax Band: E



**ST. MARY'S ROAD**

Approximate Gross Internal Area 900 sq ft / 83.6 sq m



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.

