











 1 Bedrooms
 | 
  1 Receptions
 | 
  1 Bathrooms
 | 
  EPC Current D

Helliwel & Co. are proud to present a one-bedroom period conversion flat set on the first floor and offered to the market with no onward chain.

Set on the first floor, this flat is an excellent purchase for first-time buyers or investors looking to add to their portfolio. The property has the potential to add your own stamp and scope to extend (STPP). Currently consisting of circa 386 sqft, you have a bright south-facing reception, separate kitchen, spacious double bedroom and tiled bathroom with bathtub and shower. Further benefits include no onward chain, share of freehold, loft storage with scope to extend, subject to planning permission, double glazing and gas central heating.

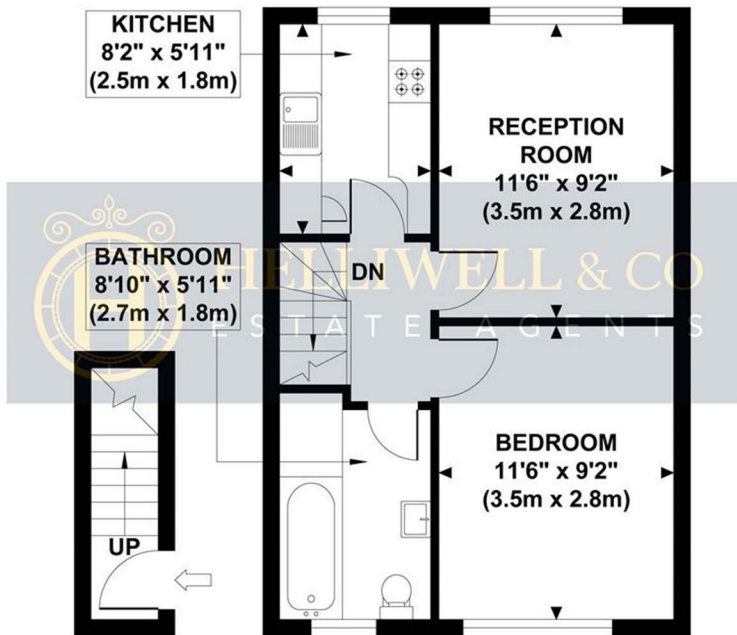
Balfour Road is located in a charming pocket, a short walk from West Ealing station (Elizabeth Line) and Northfields tube station (Piccadilly Line), the beautiful open green spaces of Lammas Park and Walpole Park, and an abundance of independent restaurants, boutiques and coffee shops. Ealing Broadway (Elizabeth Line, Central Line and District Line) is also within easy reach for additional social, shopping and travel options.

- Period Conversion
- First Floor Flat
- One Bedroom
- Circa 386sqft
- Ground Rent: £75.00pa

- No Onward Chain
- Potential to Extend (STPP)
- Tenure: Leasehold (97 years)
- Service Charge: £393.00
- Council Tax Band: C

**BALFOUR ROAD**

Approximate Gross Internal Area  
386 sq ft / 35.86 sq m



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 26 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 360 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.

