







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

Helliwell & Co. are proud to present this charming top floor flat, located in Ealing W13, an ideal home for a single professional or a couple looking for a cosy yet modern living space.

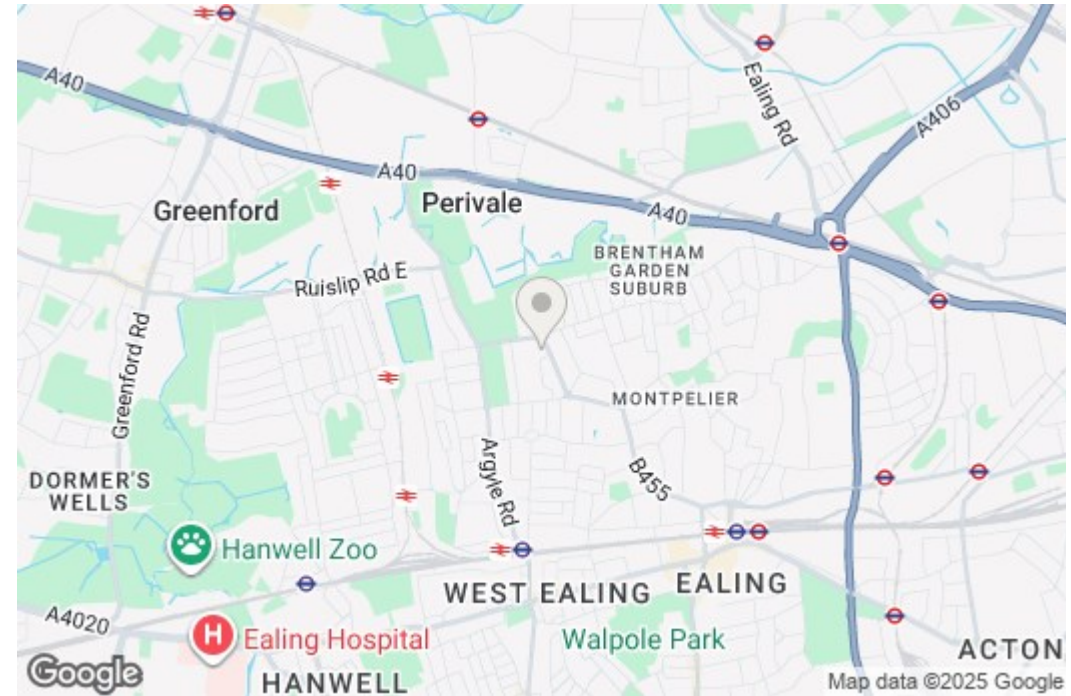
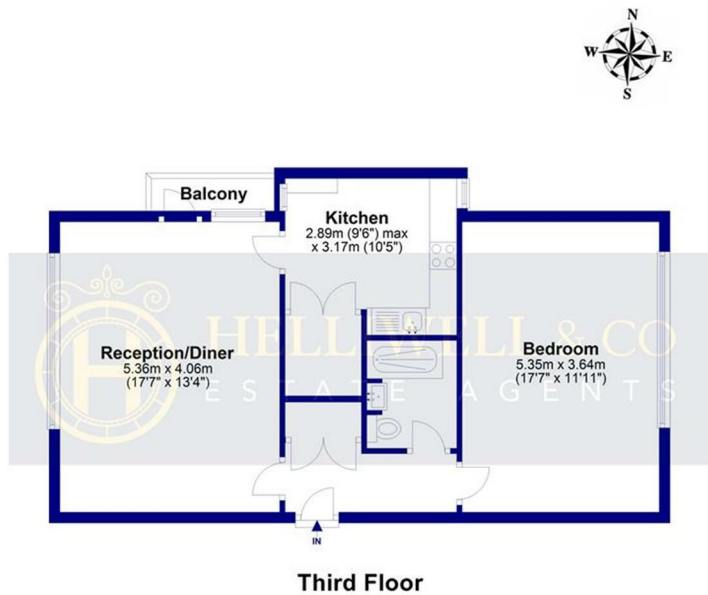
Recently refurbished throughout, this flat exudes a fresh and contemporary feel. The recently installed bathroom and kitchen add a touch of luxury, while the attractive wooden flooring throughout creates a warm and inviting atmosphere. The exceptionally large reception room which has access to a private balcony, is a standout feature, offering ample space for various furniture arrangements (exact furniture may vary) and plenty of natural light, making it a bright and airy space to unwind, as well as the larger than average double bedroom with stunning views overlooking treetops. Conveniently, this property also comes with parking, as well as a garage, ensuring that you never have to worry about finding a spot after a long day. Don't miss out on the chance to enjoy all the benefits of modern living in a prime location.

Clivedon Court is perfectly located for access to local amenities and transport links, with Pitshanger Lane conveniently close, that offers a variety of local shops and cafes as well as Ealing Broadway Station (Central, District, Overground and Elizabeth Lines) and Ealing Broadway Shopping centre close by. The open spaces of Cleveland Park and Pitshanger Park are also within close proximity of the property.

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>■ Recently Refurbished Throughout</li> <li>■ Exceptionally Large Reception</li> <li>■ Recently Installed Kitchen &amp; Bathroom</li> </ul> | <ul style="list-style-type: none"> <li>■ 663sq.ft Top Floor Flat</li> <li>■ Bright &amp; Airy Double Bedroom</li> <li>■ Off Street Parking Space, Private Balcony, Garage</li> </ul> |
| <ul style="list-style-type: none"> <li>■ Holding Deposit (1 weeks rent): £426.00</li> <li>■ Council Tax Band: C</li> </ul>  | <ul style="list-style-type: none"> <li>■ Security Deposit (5 weeks rent): £2,134.62</li> <li>■ Long Let: 12-24 months+</li> </ul>  |

**WOBURN, CLIVEDON COURT, LONDON, W13**

TOTAL AREA: APPROX. 64.1 SQ. METRES (690.4 SQ. FEET)



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