











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

Helliwell & Co. are proud to present an impressive Victorian conversion first-floor flat located North of the Broadway on one of Ealing's most desirable streets, yet moments from the Elizabeth Line Station.

Offered to the market with no onward chain, a share of freehold and off-street parking, this flat has been tastefully upgraded by the current owners throughout. Set on the first floor spanning circa 913sqft and boasting high ceilings throughout, upon entering, you are met with a spacious hallway with built-in storage. The spacious reception room provides tree-lined views with lots of natural light, along with cleverly installed shelves stored on the other side of the bay window. The separate fitted kitchen has all the expected mo-cpn appliances with lots of storage and counterspace. Both bedrooms are larger than average doubles, both equipped with built-in storage. This flat has two bathrooms; the main bathroom is fully tiled with a bathtub, and the ensuite has a shower. Further benefits include double-glazed sash windows, communal gardens, gas central heating and its peaceful yet central location.

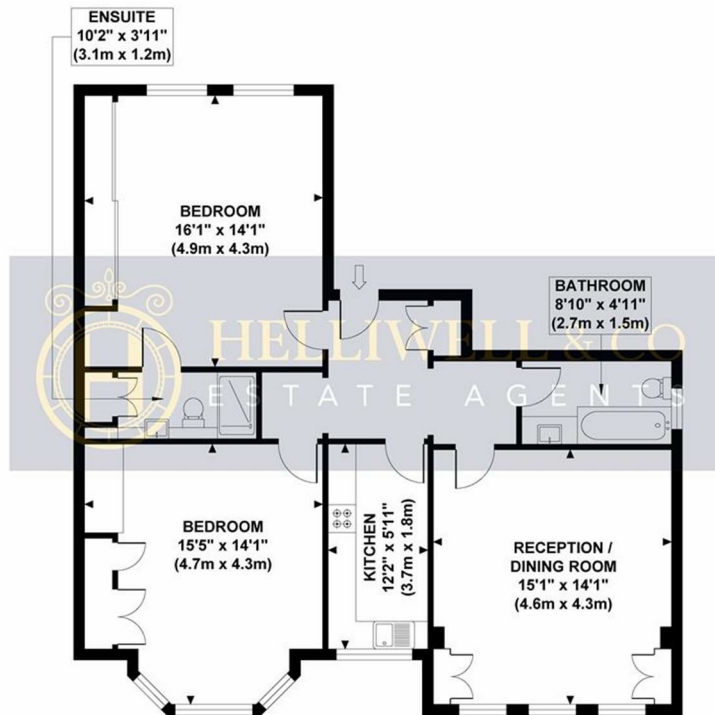
Marchwood Crescent is located on a peaceful, tree-lined street opposite Ealing Abbey and just a short walk to Ealing Broadway (Elizabeth, Central, District and Mainline services to Paddington and Heathrow). Pitshanger Lane and Park are also within easy reach, perfect for brisk winter walks and exploring an array of independent boutiques, cafes and restaurants. The property is also in close proximity to a wide variety of fantastic schools, all enjoying exceptional reputations, including Montpelier Primary School, St. Benedict's, St. Augustine's Priory, Ada Lovelace, Notting Hill and Ealing, Clifton Lodge, Avenue House, Durston House and Harvington Prep.

- Victorian Conversion
- Two Double Bedrooms
- Two Bathrooms
- Immaculately Presented
- Off Street Parking
- No Onward Chain
- Communal Gardens
- Tenure: Share of Freehold
- Service Charge: £2,520.00pa
- Council Tax Band: E



## MARCHWOOD CRESCENT

Approximate Gross Internal Area  
913 sq ft / 84.8 sq m



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 913 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.

