







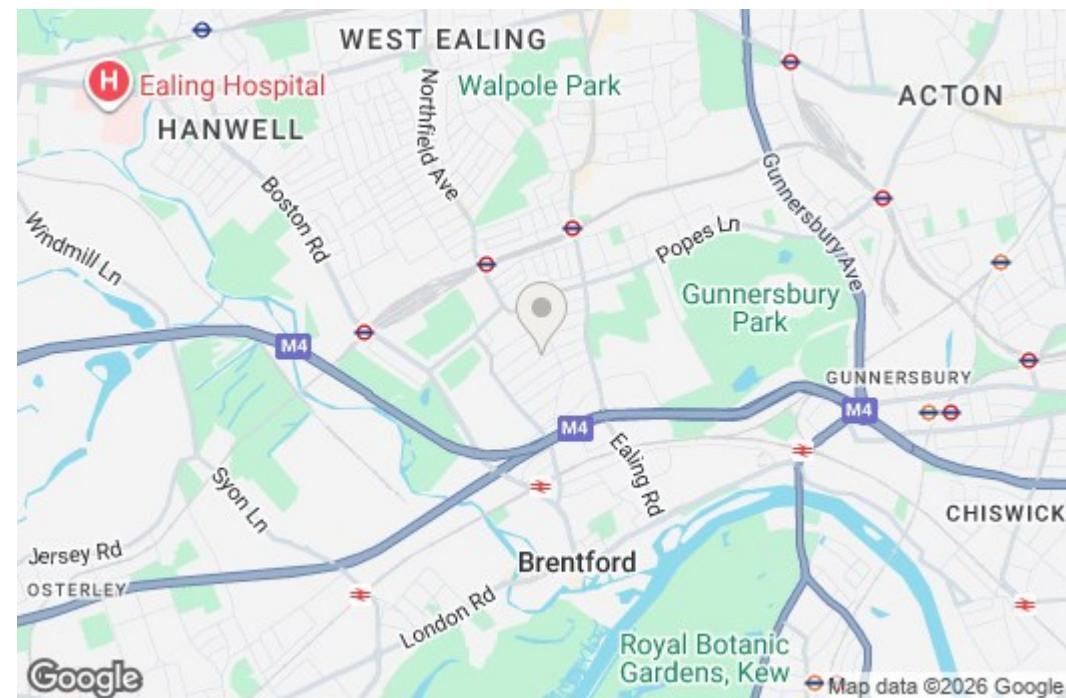
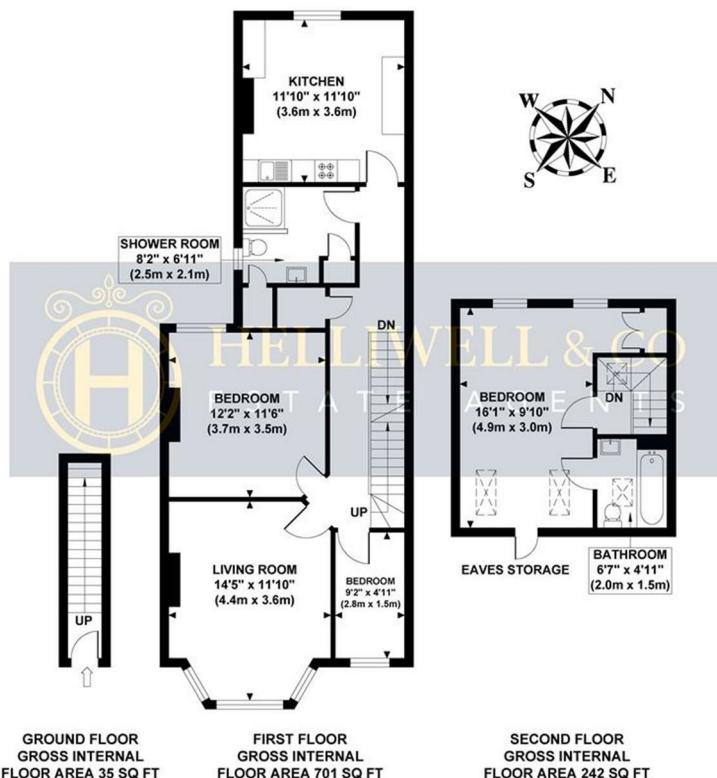
2 Bedrooms | 1 Receptions | 2 Bathrooms | EPC Current C

Helliwell & Co. are pleased to present this charming top-floor, split-level flat, offering a wonderful blend of modern comfort and period character. Beautifully presented and recently redecorated throughout, this spacious home spans approximately 753 sqft, creating a bright and inviting living environment ideal for a range of lifestyles. The property comprises two generously sized double bedrooms, with the master bedroom featuring its own private en suite, ensuring added convenience and privacy. A separate office/study room offers the perfect space for working from home. The kitchen is well-equipped and offers ample space for dining, making it perfect for both everyday meals and entertaining guests. The main family bathroom is stylish and modern, completing the home's well-designed layout. High ceilings and large windows flood the space with natural light, and period features such as elegant fireplaces add warmth and unique charm. Ample storage throughout further enhances the practicality of this home. Additional benefits include the flexibility of being offered either furnished or unfurnished, to suit your individual needs. Available for immediate occupation, it's ready for you to move in without delay.

Carlyle Road is a quiet residential street, with great access to both South Ealing and Northfields tube stations (Piccadilly). There are various bus links as well as access to the A4/M4 for motorists making the property well situated for access to Central London. The property further benefits from a range of local shops, cafes, pubs and restaurants within the vicinity, in addition to a great range of local parks and fantastic schools.

- Charming Split Level Flat
- Spacious Reception Room
- Two Bathrooms (One En Suite)
- Holding Deposit (1 weeks rent): £553.00
- Council Tax Band D
- Two Large Bedrooms & Additional Office / Study
- Separate Kitchen with Space for Dining
- Available Immediately
- Security Deposit (5 weeks rent): £2,769.23
- Long Let (12-24 months+)

**CARLYLE ROAD**  
Approximate Gross Internal Area  
978 sq ft / 90.9 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.