



HELLIWELL & CO
ESTATE AGENTS

Denbigh Road, Ealing W13

Guide Price £450,000





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

Helliwell & Co. are proud to present this two-bedroom first-floor period conversion offered to the market with a share of freehold and no onward chain.

Located on a tree-lined road and within a sought-after prime Ealing location, this property makes it an ideal purchase for first-time buyers or investors alike. Set on the first floor, through the hall, you are met with an open-plan living room featuring high ceilings, a charming fireplace, and a stylish kitchen with integrated appliances. The large bay windows, recently upgraded to double glazing, bathe the room in natural light. Both bedrooms are of good size with the master located at the peaceful rear of the building. The trendy tiled bathroom has a rainfall shower. Further benefits include its neutral, timeless decor, including column radiators and black and white tiling.

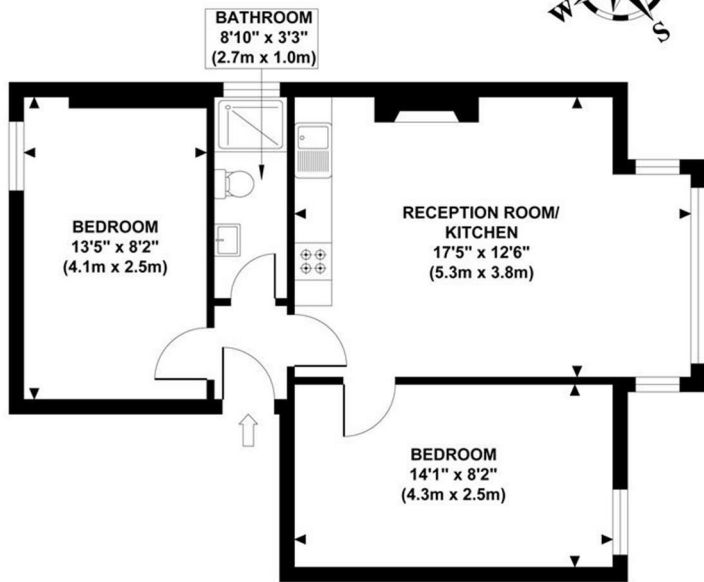
Denbigh Road is in a sought-after Ealing location. Set in a leafy suburban neighbourhood, the flat has easy access to West Ealing Station (Elizabeth Line), and Ealing Broadway Station (Elizabeth, Central, District Lines), making it very convenient for a commute into Central London. The Avenue and Ealing Broadway boast a wide range of shops, bars, and restaurants, as well as several local amenities. The green spaces of Cleveland Park, Pitshanger Park, and Walpole Park are marvellous areas to relax and are lovely examples of the local area's beauty.

- Period Conversion
- First Floor Flat
- High Ceilings
- Residential Location
- No Onward Chain
- Tenure: Share of Freehold (115 years)
- Service Charge: £540.00pa
- Council Tax Band: C

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DENBIGH ROAD

Approximate Gross Internal Area
494 sq ft / 45.89 sq m



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 494 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.

