



3 Bedrooms | 1 Receptions | 1 Bathrooms | EPC Current E

Helliwell & Co. is proud to present this charming and unique Edwardian flat with vast potential and located in the desirable pocket of Old Ealing.

Set back on St Mary's Road with vast manicured lawned front gardens, you are met with a charming entrance via its original front doors and floor tiles. Up the internal staircase, you are met with a spacious landing with access to the loft space and has the potential to extend (STPP). The flat consists of three bedrooms, two of which are double bedrooms and one study/nursery. The living and dining rooms are separate from the kitchen, which has access to a private balcony. The tiled bathroom has a bathtub and a separate WC. Further benefits include its original period features and rear access.

Offered to the market with no onward chain, this property presents an excellent opportunity for buyers looking to add their own stamp and value.

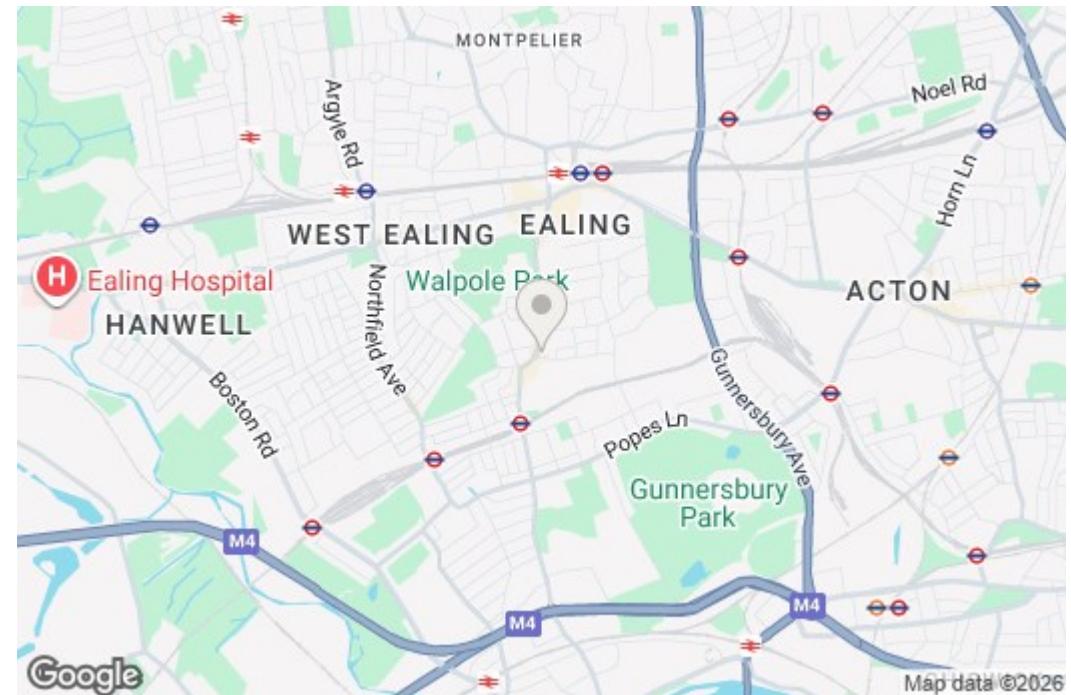
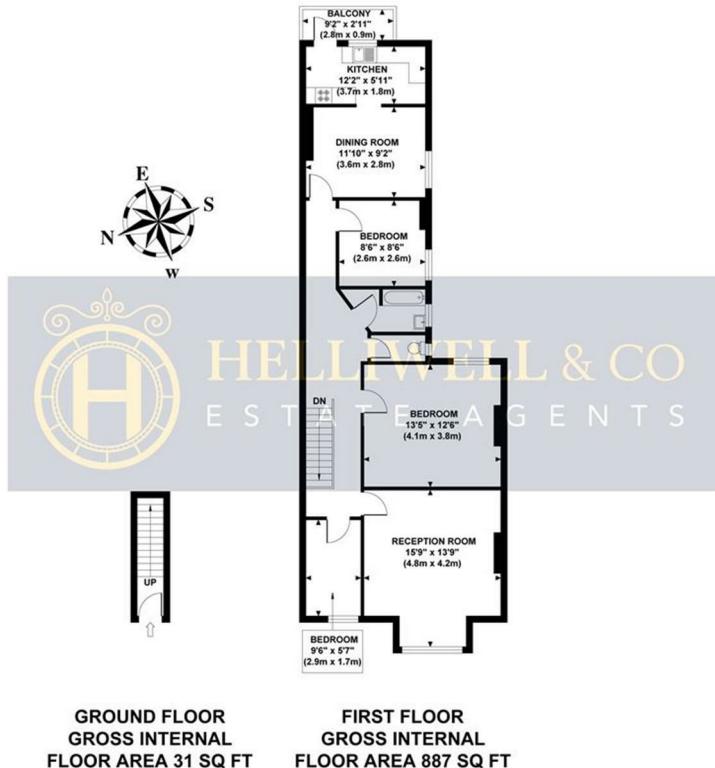
St Mary's Road is situated in a popular area of Old Ealing and is perfectly located for access within ten minutes to both Ealing Broadway (Central, District, National Rail, and Elizabeth line) and South Ealing (Piccadilly Line) Tube stations. There are several local shops and cafes just moments away and Ealing Broadway's shopping centre is close by. The beautiful open spaces of Walpole and Lammas Park are also a short walk away from the property.

- Charming Edwardian Flat
- High Ceilings
- Circa 918sqft
- Potential to Extend (STPP)
- Private Balcony
- No Onward Chain
- Tenure: Leasehold (104 years)
- Service Charge: £606.81pa
- Ground Rent: £225.00pa
- Council Tax Band: E

## ST MARYS ROAD

Approximate Gross Internal Area

918 sq ft / 85.30 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.