







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

Helliwell & Co is delighted to introduce a unique and charming one-bedroom maisonette situated in a wonderful mansion block in a prime Olde Ealing location.

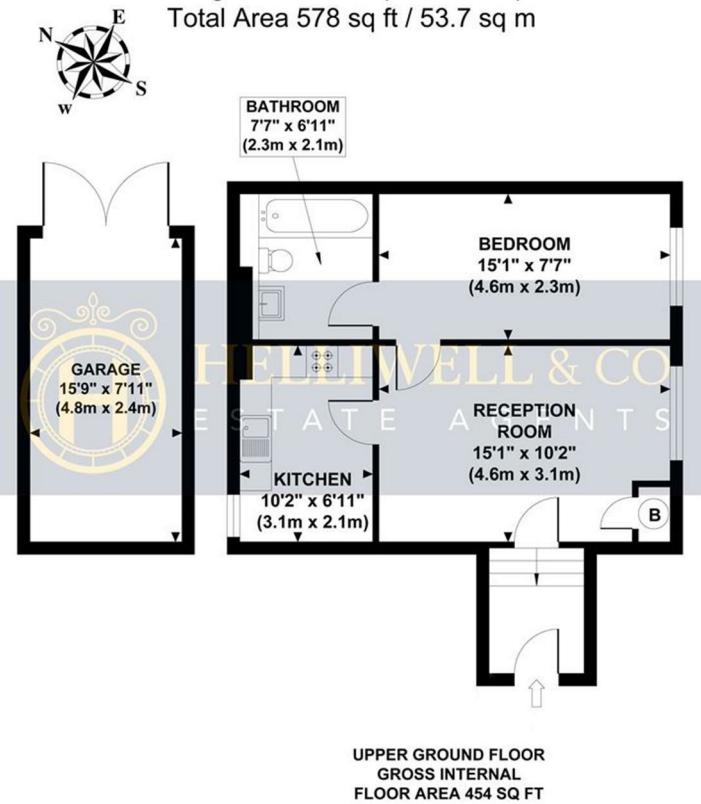
Set on the ground floor, entering via its own private entrance, you are met with a spacious hall leading to a south-facing reception room with an abundance of natural light and high ceilings. The kitchen is separate and offers views of the communal gardens. The bedroom is of a good size, again enjoying its south-facing aspect. The en-suite, modern, tiled bathroom is larger than average, with a bath and shower. Further benefits of this unique property include its private entrance, no onward chain, share of freehold, gas central heating, manicured communal gardens, a garage and off-street parking.

Ealing Court Mansions is located on one of Ealing's finest tree-lined roads and is ideally placed for access to both Ealing Broadway (Elizabeth Line, Central Line, District Line & GWR) and South Ealing (Piccadilly Line) stations, as well as a selection of charming local cafes, pubs and restaurants. The open spaces of Lammas Park and Walpole Park are also within touching distance.

- Iconic Period Mansion Block
- Marionette
- Garage & Off Street Parking
- Private Entrance
- Manicured Communal Gardens
- Olde Ealing
- No Onward Chain
- Tenure: Share of Freehold (998 years)
- Service Charge: £2,056.28pa
- Council Tax Band: D

## EALING COURT MANSIONS

Approximate Gross Internal Area  
454sq ft / 42.2 sq m (Excluding Garage)  
Garage Area 124 sq ft / 11.5 sq m  
Total Area 578 sq ft / 53.7 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.

