



HELLIWELL & Co.

**The Grove, Ealing, W5
£2,200 Per Calendar Month**





Helliwell & Co. are pleased to present this beautifully bright two-bedroom apartment, ideally positioned in the heart of Ealing. Finished in a fresh, neutral palette with wooden flooring throughout, the property offers a stylish and spacious living environment, perfectly suited to professional sharers or a couple.

The apartment features a generous open-plan reception room with ample space for dining, complemented by a modern, fully integrated kitchen. There are two well-proportioned double bedrooms and a contemporary bathroom complete with both bathtub and overhead shower. The property is offered furnished and will be available from the beginning of April.

Situated on The Grove, the location is superb, providing easy access to both Ealing Broadway (Central, District, National Rail and Elizabeth lines) and Ealing Common (Piccadilly and District lines) stations. Ealing Broadway's shopping centre is just moments away, along with an excellent selection of restaurants, cafés, bars and pubs. The nearby green open spaces of Ealing Common and Walpole Park further enhance the appeal of this highly desirable location.

- Bright Top Floor Apartment
- Spacious Open Plan Reception with Dining Area
- Modern Kitchen with Integrated Appliances
- Two Generous Double Bedrooms
- Stylish Bathroom with Bath & Shower
- Excellent Transport Links & Local Amenities
- Holding Deposit (1 weeks rent): £507.00
- Security Deposit (5 weeks rent): £2,538.46
- Council Tax Band E
- Long Let (12-24 months+)



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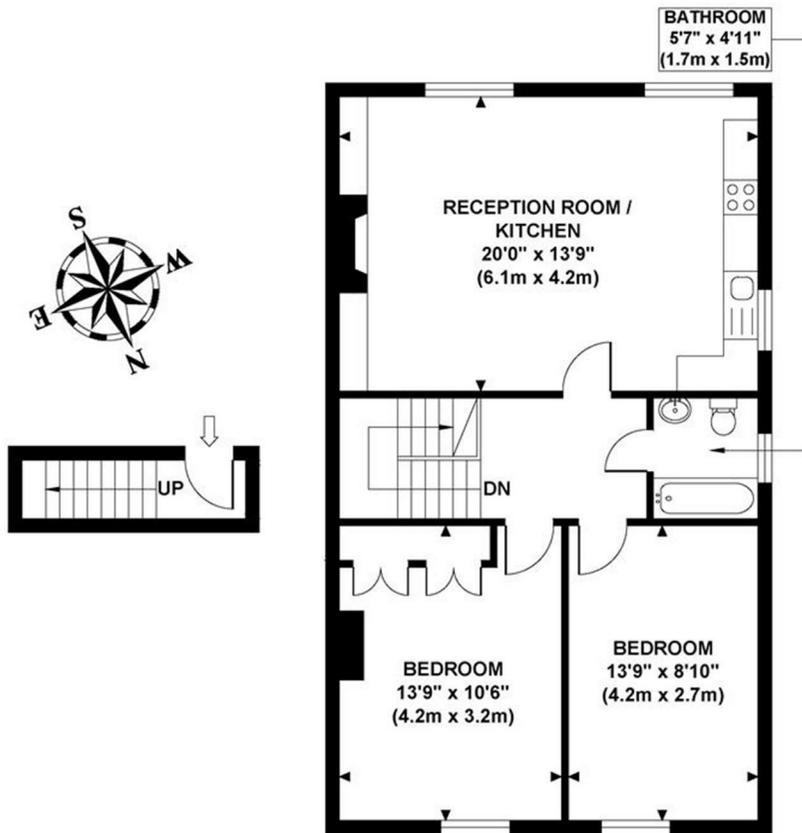
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THE GROVE

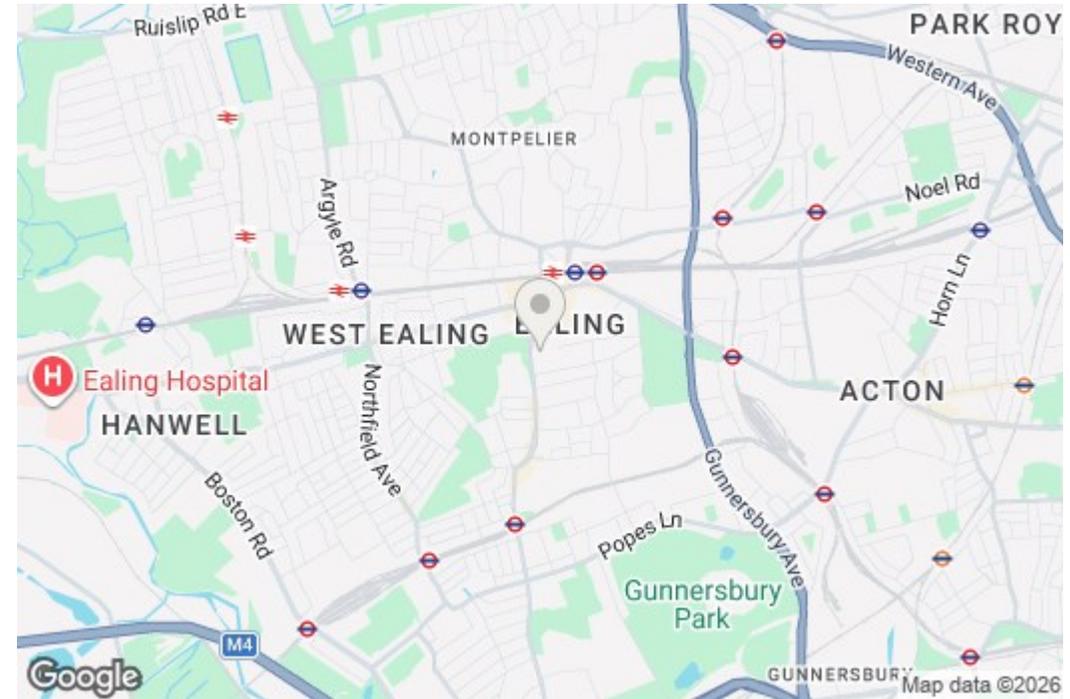
Approximate Gross Internal Area
705 sq ft / 65.50 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 29 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 676 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	