



**HELLIWELL & CO**  
ESTATE AGENTS

**Park Hill, Ealing W5**  
**Guide Price £799,950**





🛏️ 2 Bedrooms | 🛋️ 1 Reception | 🚿 2 Bathrooms | 📊 EPC Current D

Helliwell & Co. are proud to present an expansive ground-floor period conversion flat which retains its original character and is located in a sought-after pocket North of Ealing Broadway on one of Ealing's most premier roads.

Consisting of circa 1,000 sqft of living space, this property is a gem in its own right. Set on the ground floor and one of the largest within a well-maintained detached building on a quiet, tree-lined residential road, walking distance to Ealing Broadway and the Elizabeth line.

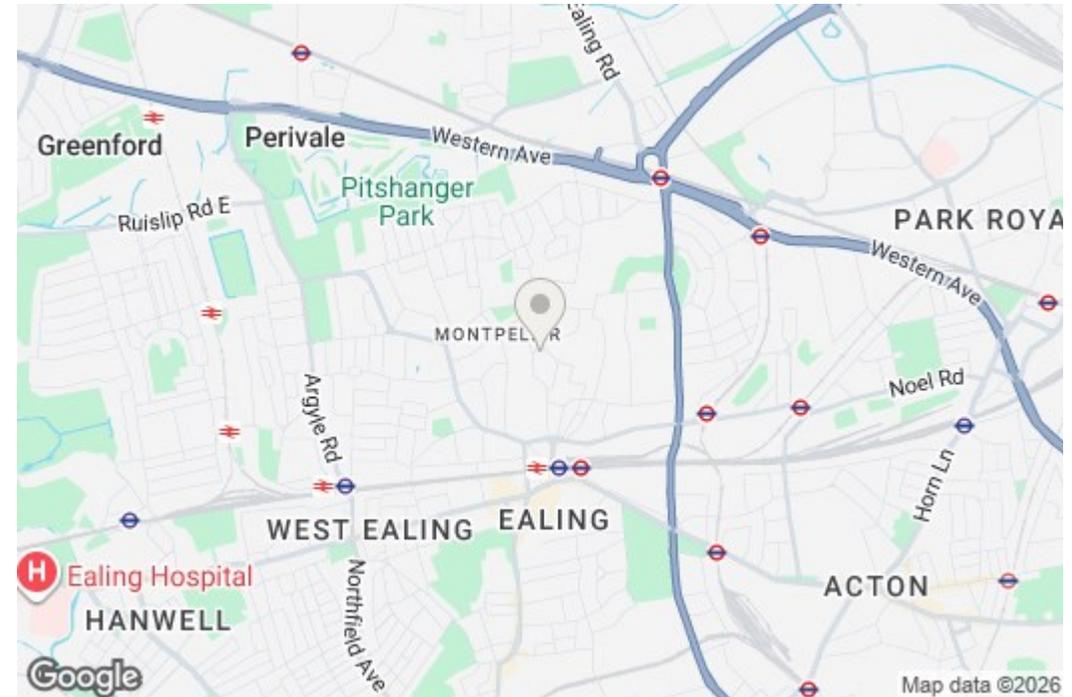
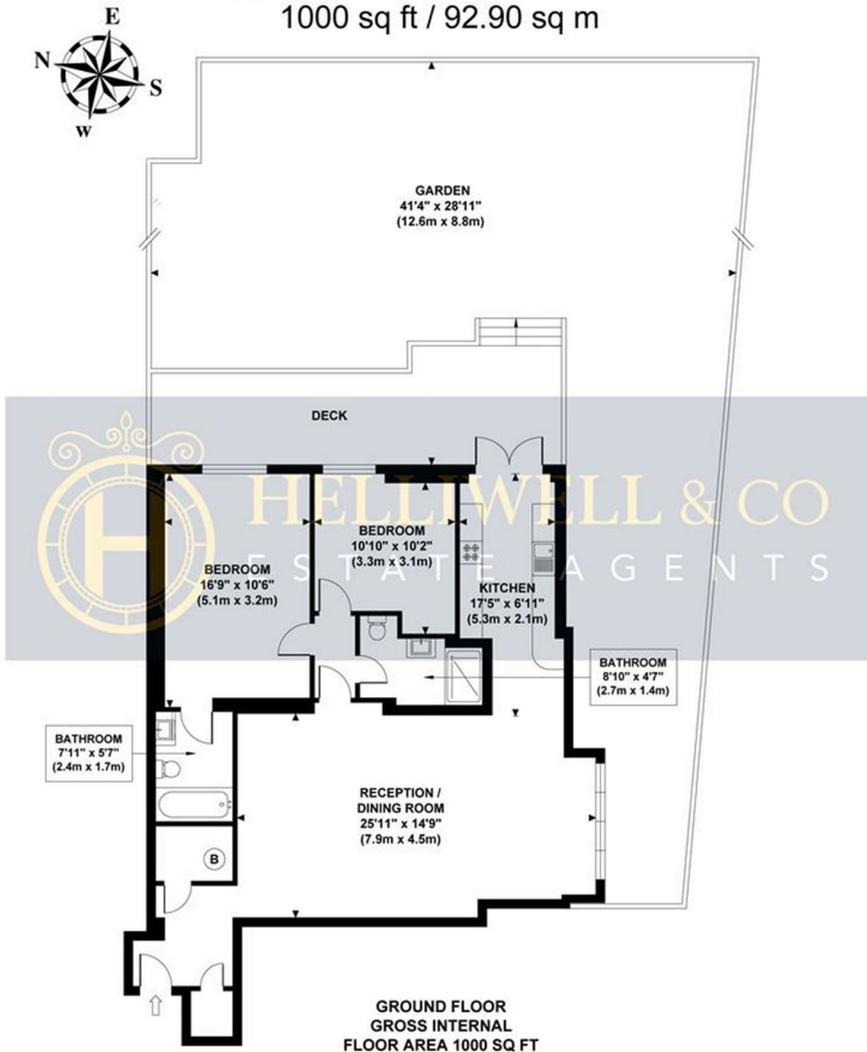
Entering through the communal hall and into the flat, you are immediately greeted by an impressive, unique reception room that retains all its original cornicing, ceiling rose, panning, and high ceilings, and features tasteful herringbone wooden flooring, with natural light pouring through its South-facing aspect. The semi-open kitchen is equipped with integrated appliances, a skylight, and French doors that lead to a private South-East-facing garden, partially decked with a wraparound lawn. Both double bedrooms are of a good size, enjoying garden views through their double-glazed sash windows, with the master benefiting from an en-suite shower room. The main and second tiled bathrooms has a bathtub, and there is also a useful utility cupboard/control room for the flat, which houses the washing machine and offers plenty of storage, including a small roof space. Further benefits include a long lease and off-street parking.

Park Hill is widely regarded as the most prestigious road in W5, just a stone's throw from Ealing Broadway (Elizabeth Line, Central Line, District Line & GWR), with its abundance of cafes, shops, restaurants and bars. The location is also perfect for exploring a variety of beautiful parks and benefiting from a range of exceptional schools for all ages.

- Expansive Ground Floor Flat
- Impressive Period Features
- Private Garden
- High Ceilings
- Excellent Location
- Off Street Parking
- Tenure: Leasehold (109 years)
- Service Charge: £2,094.18pa
- Ground Rent: £400.00pa
- Council Tax Band: E

## PARK HILL

Approximate Gross Internal Area  
1000 sq ft / 92.90 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 mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.