



HELLIWELL & CO  
ESTATE AGENTS

Culmington Road, Ealing, W13  
Guide Price £395,000





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

Helliwell & Co are pleased to introduce this well-presented and spacious one-bedroom flat, providing comfortable living space and superb convenience within a residential development that is perfectly positioned overlooking the open green spaces of Walpole Park in one of Ealing's desirable locations.

Set on the first floor, as you enter, you are met with a spacious entrance hall. Further along, the property comprises a well-equipped separate kitchen with ample storage, modern tiled bathroom, bedroom with a built-in wardrobe and ultimately, an expansive reception room with an abundance of natural light coming through and lovely views over Walpole Park.

The property also benefits from a garage, long lease, and parking on a first come first serve basis.

Culmington Road is ideally located for access to both West Ealing (Elizabeth Line) and Ealing Broadway (Elizabeth Line, Central and District Lines & GRW) tube stations, as well as an abundance of local cafes, restaurants, bars and shopping facilities including the popular and busy Ealing Broadway shopping centre. The stunning open spaces of both Walpole and Lammas Parks are also close by.

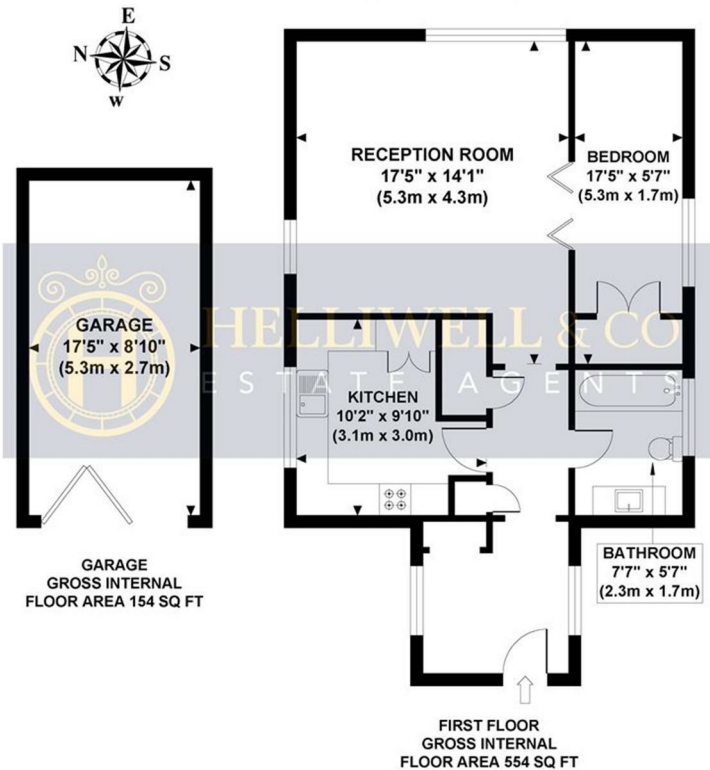
- First floor one bed apartment
- Garage included
- Lovely views over Walpole Park
- Service Charge: £1,050 per 6 monthly
- Council Tax Band: B
- Bright and spacious reception room
- Walking distance to Ealing Broadway
- Tenure: Leasehold (157 years remaining)
- Ground Rent: NIL

**WALPOLE LODGE**

Approximate Gross Internal Area 554 sq ft / 51.50 sq m  
(Excluding Garage)

Garage Area 154 sq ft / 14.30 sq m

Total Area 708 sq ft / 65.80 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.