







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

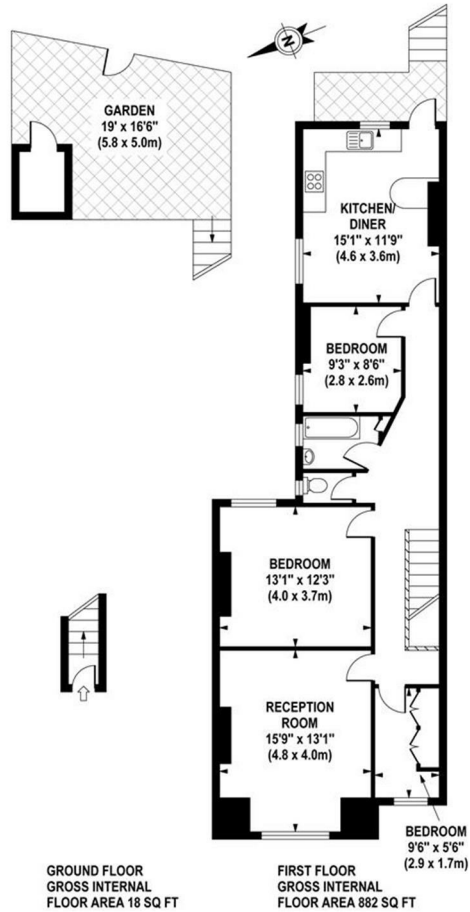
Helliwell & Co. are delighted to present this beautiful conversion flat on St Marys Road. With plenty of period charm and character throughout, this bright and spacious first floor flat is offered to the market unfurnished and is available for a tenancy start date ranging between mid-July and end of August (flexible). The property also includes a large reception room with a period fireplace and parquet flooring, a kitchen with space for dining, two double bedrooms, an additional study / dressing room, a bathroom and access to a well maintained private garden.

Located on one of Olde Ealing's most charming roads, the property is ideally placed for access to South Ealing's Piccadilly line (approx. 0.4 miles) tube station and the beautiful open spaces of both Walpole and Lammas Parks. Being situated on St Mary's Road, the property has full advantage of the multiple local shops, boutiques, restaurants and pubs in the area, as well as a number of good schools. Broadway's tube station (Central, District, Elizabeth and mainline) and shopping centre (approx. 1.2 miles) are also within easy reach, as well as the amenities at the popular Dickens Yard and Filmworks developments.

- First Floor, Period Conversion Flat
- Additional Study / Dressing Room
- Spacious Kitchen with Dining Area
- Holding Deposit (1 weeks rent): £553.00
- Council Tax Band E
- Two Double Bedrooms
- Large Reception Room
- Private Rear Garden
- Security Deposit (5 weeks rent): £2,769.23
- Long Let

**ST. MARY'S ROAD**

Approximate Gross Internal Area 900 sq ft / 83.6 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

