







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

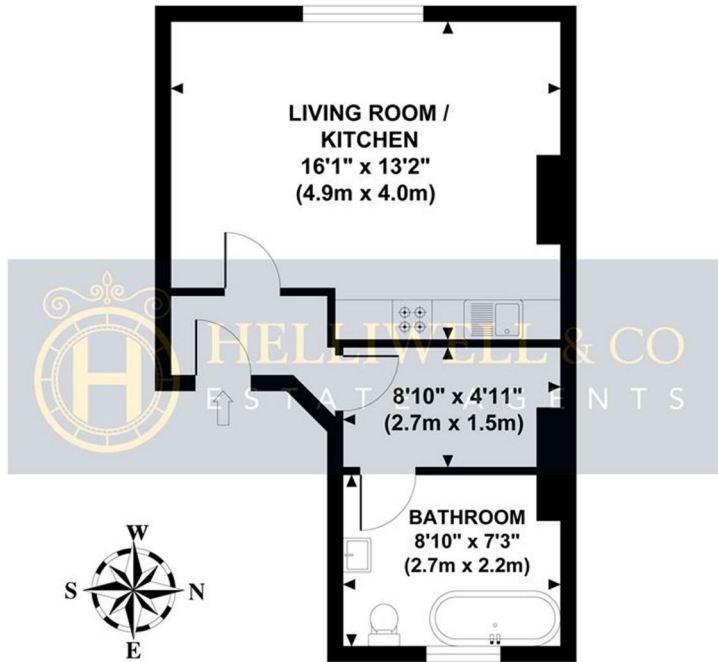
Helliwell & Co. are proud to present this charming and newly decorated studio flat which offers a perfect blend of comfort and convenience. Spanning a generous 345 square feet, the property has a bright and airy layout, making it an ideal home for a single professional seeking a tranquil yet accessible living space. Upon entering, you will be greeted by a well-appointed living room / bedroom with an open plan kitchen area, that seamlessly integrates with a separate dressing room area, and a large bathroom, providing useful storage and personal space. Available mid-July. (All bills included, except for council tax and internet).

Located on one of Olde Ealing's most charming roads, the property is ideally placed for access to South Ealing's Piccadilly line tube station and the beautiful open spaces of Lammas Park. Being situated on St Mary's Road, the property has full advantage of the multiple local shops, restaurants and pubs in the area as well as Ealing Broadway's tube station (Central and District lines, Elizabeth Line and National Rail) and shopping centre.

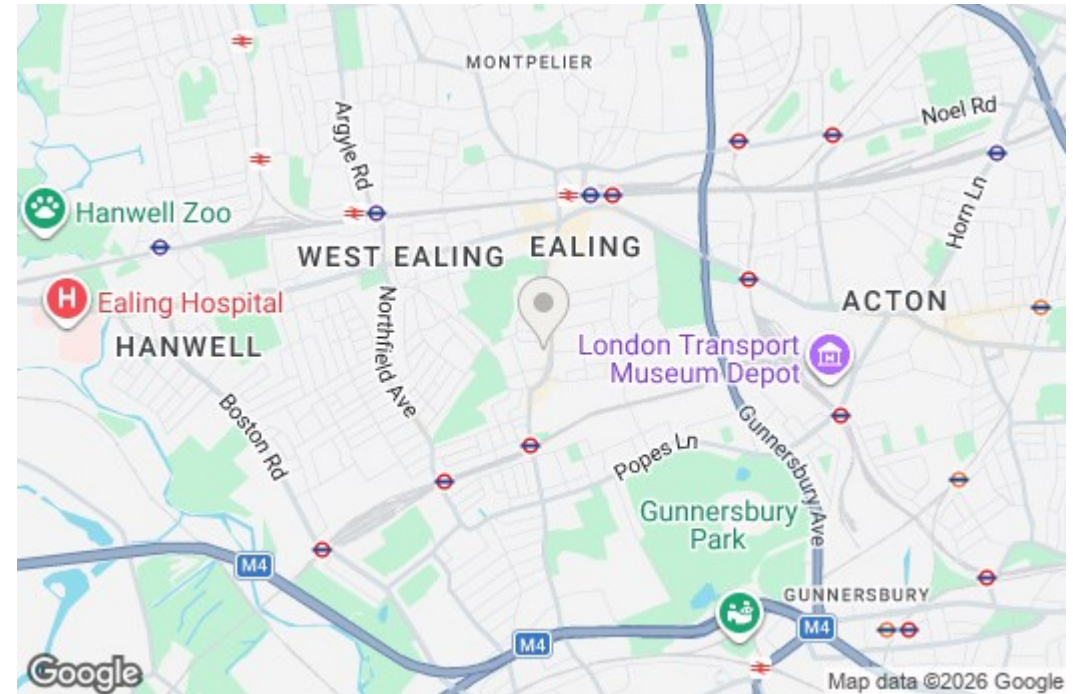
- Inclusive of all Bills (Except Council Tax)
- Bright and Airy
- Separate Dressing Area
- Holding Deposit (1 weeks rent): £300.00
- Long Let (12-24 months+)
- First Floor Studio
- Recently Redecorated
- Spacious Bathroom with Bathtub
- Security Deposit (5 weeks rent): £1,500.00
- Council Tax Band B

**ST MARYS ROAD**

Approximate Gross Internal Area  
345 sq ft / 32.05 sq m



**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 345 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.