







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

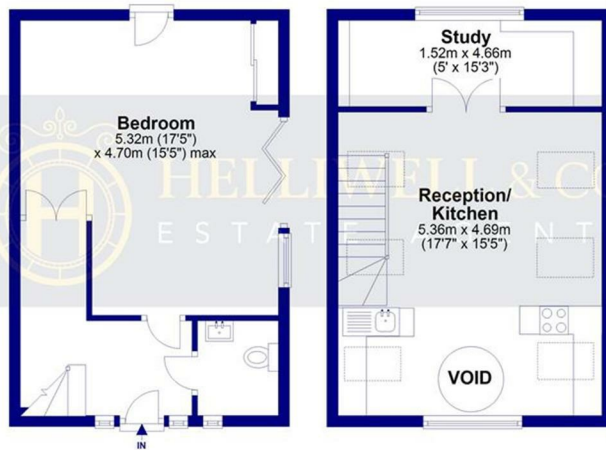
Helliwell & Co are proud to present this exceptional detached house, which has its own private pathway, a beautiful vaulted archway, and excellent brickwork. The property follows through the archway, into a fantastic entrance hallway and doors to the master bedroom, and the wet room. The ground floor master bedroom sets the example for the rest of the house by spanning approximately five meters square, with one wall being a floor to ceiling patio door and windows that leads on to the private side patio area. The upper floor is decorated in a tasteful, modern style, with German appliances in the kitchenette, a breakfast bar, a sizeable lounge area and an additional study / office. The property also has plenty of skylights, wooden flooring throughout, and aluminium bi-folding doors on its exterior, giving it a definitive sense of character.

Velocity House is in a fantastic Ealing location. Nestled behind Uxbridge Road, this property has plenty of transport links from West Ealing Station (GWR & Elizabeth line), Ealing Broadway Station (Central, District, Elizabeth & GWR), and a variety of buses, which makes this property very appealing for corporate professionals. The bars, shops and restaurants on the Broadway are very convenient, as are the lovely green spaces of Dean Gardens and Walpole Park.

- Detached House
- One Double Bedroom + Study / Office
- Modern Kitchen & Contemporary Wetroom
- Holding Deposit (1 weeks rent): £484.00
- Council Tax Band: C
- Ideal for Professionals
- Breath-taking Architecture
- Private Side Patio
- Security Deposit (5 weeks rent): £2,423.07
- Long Let (12-24 months)

**UXBRIDGE ROAD, EALING, W13**

TOTAL AREA: APPROX. 68.2 SQ. METRES (734.4 SQ. FEET)



**Ground Floor**

Approx. 35.5 sq. metres (382.6 sq. feet)

**First Floor**

Approx. 32.7 sq. metres (351.8 sq. feet)



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