



HELLIWELL & Co.

Hamilton Road, Ealing, W5  
£9,950 Per Calendar Month









Stunning Detached House – Period Charm & Character - Unique Interiors - Seven Bedrooms – Five Reception Rooms – Four Bathrooms – Cinema & Games Room - Landscaped Private Garden - Off-Street Parking – Available Mid-June 2021.

Situated on a popular residential road, this stunning detached house is offered in immaculate condition and is an ideal family home. Placed over four floors, the property boasts an abundance of living space and unique period features throughout. Entering through the receiving hallway, the ground floor presents three spacious reception rooms, a superb open plan kitchen fully equipped with integrated appliances and modern furnishings, leading through to a conservatory and an additional reception/ dining room with bi-folding doors, providing direct access to the large, beautifully manicured rear private garden. The first-floor features four expansive double bedrooms, each with en-suites, with the master bedroom including a spa walk-in wardrobe and extravagant en-suite with walk in rainfall shower and jacuzzi bathtub. There are a further three double bedrooms offered and an additional contemporary bathroom with a sauna feature. The property further benefits from a fantastic cinema room, an impressive games room/gymnasium and off street parking for several cars. Offered to the market furnished/unfurnished and is available mid-June 2021.

Hamilton Road is placed in the popular area of Ealing, due to its residential yet central location. Providing great access to both Ealing Common (Piccadilly Line) and Ealing Broadway tube stations (Central, District, National Rail and future Crossrail) and Ealing Broadway's shopping centre which offers a variety of shops, cafes, restaurants, and bars. The beautiful and leafy green open spaces of Ealing Common and Walpole Park are also close by.

- Impressive Detached Family House
- Period Charm & Character
- Five Receptions
- Seven Bedrooms
- Cinema & Games Room
- Off-Street Parking
- Large Private Garden
- Funished/Unfurnished
- Available Mid-June





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## HAMILTON ROAD

Approximate Gross Internal Area  
5780 sq ft / 536.97 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	