



**HELLIWELL & CO**  
ESTATE AGENTS

**Warwick Road, Ealing, W5**

**Guide Price £850,000**





 3 Bedrooms |  1 Receptions |  2 Bathrooms |  EPC Current D

Helliwell & Co are proud to present this unique and spacious three bedroom split-level period conversion on one of Ealing's most desirable roads.

This fantastic three bedroom first floor flat offers huge amounts of natural light and airy living space throughout, having been beautifully refurbished and kept in immaculate condition by the current owners. With over 1550 sq. ft, the property features a vast reception room with vaulted ceiling, sunny south-facing aspect and a period working fireplace. Further, there is a fitted kitchen with integrated appliances and space for dining, three double bedrooms (one en-suite) and a family bathroom as well as wooden flooring throughout. Additional benefits include ample storage space, charming period features, gas central heating and share of freehold. The property has planning permission granted for an expansive south-facing roof terrace, offering fabulous views and privacy.

Warwick Road is in a very prestigious area of Ealing and within a beautiful neighbourhood in its own right. The property sits just moments from the green space of Ealing Common and is spoilt for choice for leisure activities, with Walpole Park and Ealing Broadway's bars, shops and restaurants all within half a mile, as are a range of exceptional schools for every age. A comprehensive selection of transport links makes this property ideal for professionals, sitting between Ealing Common and Ealing Broadway stations to give quick and easy access in and around London via Piccadilly, District, Central, GWR and Elizabeth Lines.

- Unique Split Level Period Conversion
- Two Bathrooms
- Excellent Location
- No Onward Chain
- Tenure: Share of Freehold: 997 Years
- Three Bedrooms
- Vaulted Ceiling & Mezzanine
- 1,550sqft
- Planning Permission Granted
- Council Tax Band: E

## WARWICK ROAD

Total Area 1552 sq ft / 144.19 sq m  
(Including Eaves Storage / Loft Storage)



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.