HELLIWELL & CO
ESTATE AGENTS

Hamilton Road, Ealing, London

Offers In Excess Of £700,000

🛏 2 Bedrooms	🛋 1 Receptions	🛁 2 Bathrooms	📊 EPC Current C

Helliwell & Co is proud to introduce a unique opportunity to acquire a stunning ground floor garden flat, situated on one of Ealing Broadway's most desirable streets.
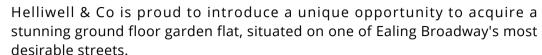
This wonderful designer apartment briefly comprises a private entrance, generous master bedroom with built-in wardrobes, en-suite shower room & bi-folding doors to the garden, a contemporary family bathroom with shower and bath, second double bedroom, separate home office, ample storage...and a show-stopping open plan reception room with bi-folding doors out to a stunning private garden with BBQ area, raised planters, a feature mural and lovely olive trees - you could be forgiven for thinking you are in an Italian villa! Further benefits include allocated off-street parking, a private store, communal gardens and even an allotment.

Hamilton Road is a wide, leafy street, offering excellent transport links in the form of Ealing Broadway (Elizabeth Line, Central Line, District Line & GWR) and Ealing Common (Piccadilly Line & District Line), as well as an abundance of boutiques, shops, cafes, restaurants and shopping opportunities in Ealing Broadway's centre and beyond. The lucky new owner of this flat is spoiled for choice when it comes to green spaces, including Walpole Park & Ealing Common - perfect for picnics in the summer and brisk walks in the winter. There is also an excellent selection of schools and nurseries locally.

- Stunning Ground Floor Flat
- Fantastic Spec Throughout
- Imposing Detached Period Building
- Excellent Ealing Broadway Location
- Private Garden, Communal Garden & Allotment

- Over 800 Sq Ft
- Service Charge: Circa £2700 P/A
- Ground Rent: £350 P/A
- Leasehold: Circa 107 Years Remaining
- Off-Street Allocated Parking

HAMILTON ROAD

Approximate Gross Internal Area

814 sq ft / 75.61 sq m

RECEPTION / KITCHEN
24'3" x 15'1"
(7.4m x 4.6m)

GARDEN
42'8" x 22'4"
(13.0m x 6.8m)

OFFICE
7'7" x 7'7"
(2.3m x 2.3m)

BEDROOM
13'5" x 13'2"
(4.1m x 4.0m)

BEDROOM
13'5" x 7'7"
(4.1m x 2.3m)

BATHROOM
8'10" x 5'7"
(2.7m x 1.7m)

BATHROOM
6'3" x 5'11"
(1.9m x 1.8m)

GROSS INTERNAL
FLOOR AREA 814 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.