



**HELLIWELL & CO**  
ESTATE AGENTS

**St. Mary's Square, Ealing W5**  
**Guide Price £784,950**





🛏️ 2 Bedrooms | 🛋️ 2 Receptions | 🚿 2 Bathrooms | 📊 EPC Current E

Helliwell & Co is proud to present this wonderful two bedroom cottage located in one of Olde Ealing's prime locations of historical interest.

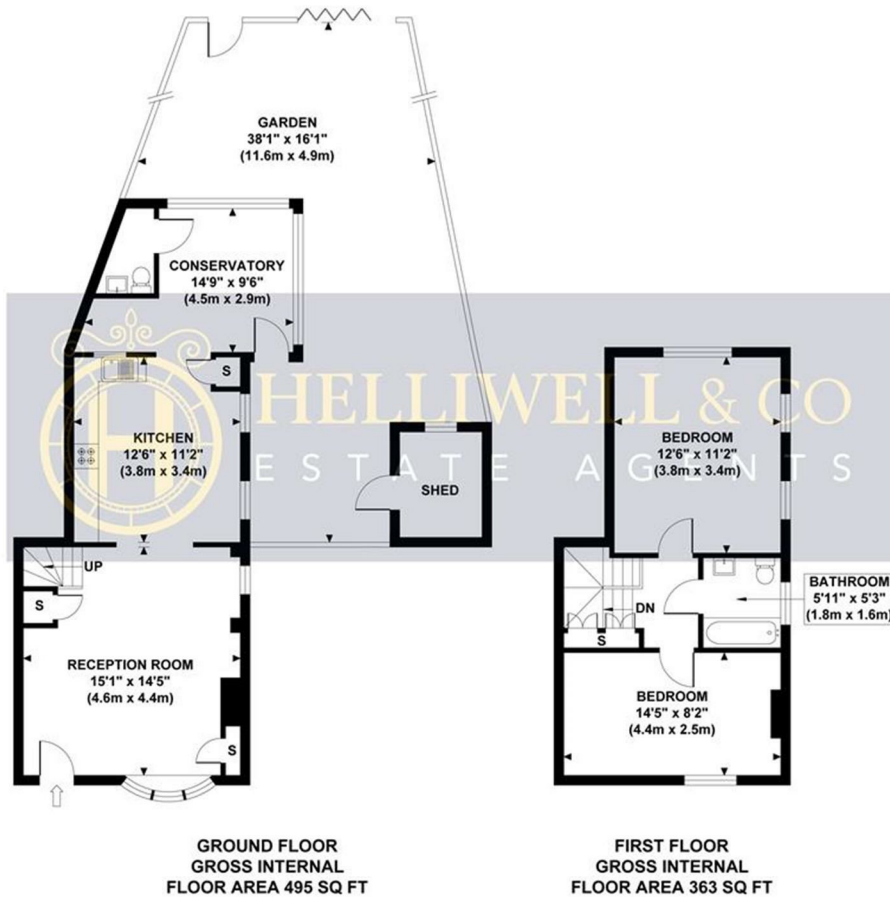
The property boasts a bright reception room with period fireplace, opening onto a contemporary dining kitchen featuring integrated appliances and attractive tiled flooring. From here there is access to a pretty patio garden through a lovely south-west facing conservatory. Upstairs there are also two large double bedrooms with fitted wardrobes and a family bathroom equipped with a bathtub and power shower. Further benefits include downstairs cloakroom, gas central heating, off street parking and brick built garden shed.

St Marys Square is a highly desirable residential area in Ealing, ideally located for access to both South Ealing and Northfields tube stations (Piccadilly line), as well as the open spaces of Lammas Park and Walpole Park. There are multiple local boutiques, restaurants and pubs in the area, with a number of good local schools close by and easy access to Ealing Broadway tube station (Central and District lines, mainline and future Crossrail) and shopping centre.

- End of Terrace Cottage
- Two double bedrooms
- Modern kitchen
- Off-street parking
- Council Tax Band: E
- Circa 860 sq ft
- Beautiful private courtyard garden
- Prime Olde Ealing location
- Tenure: Freehold

## ST MARY'S SQUARE

Approximate Gross Internal Area  
858 sq ft / 79.70 sq m  
(Excluding Shed)



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.