



HELLIWELL & Co.

**St Marys Square, Ealing, W5
£2,300 Per Calendar Month**





Helliwell and Co are proud to present this bright and spacious terraced house which is situated within a secure gated development and has been finished to an excellent high-quality standard. The property boasts a large open plan reception room with space for dining and a modern kitchen featuring integrated appliances and attractive wooden flooring. There are also two large double bedrooms with fitted wardrobes and a contemporary family bathroom equipped with a bathtub and power shower. Further benefits include ample storage space throughout, gas central heating and off street parking (first come first serve). Offered to the market unfurnished.

St Mary's Square is in a marvellous Ealing location. Set just off South Ealing Road, the property has great transport links, both for buses, and for South Ealing and Ealing Broadway stations – both inside a mile from the property. Ealing Broadway's upcoming Crossrail upgrade will allow prospective buyers unparalleled access to London and beyond, and will only increase the property's value. Ealing Broadway itself is convenient for amenities, and the variety of shops, bars, and restaurants it can offer is truly impressive.



- Terraced House
- Finished to an Excellent Standard
- Gated Development
- Modern and Stylish
- Two Double Bedrooms
- Integrated Appliances
- Holding Deposit (1 week): £530.00
- Security Deposit (5 weeks): £2,653.84
- Council Tax Band E
- Long Let (12-24 months+)



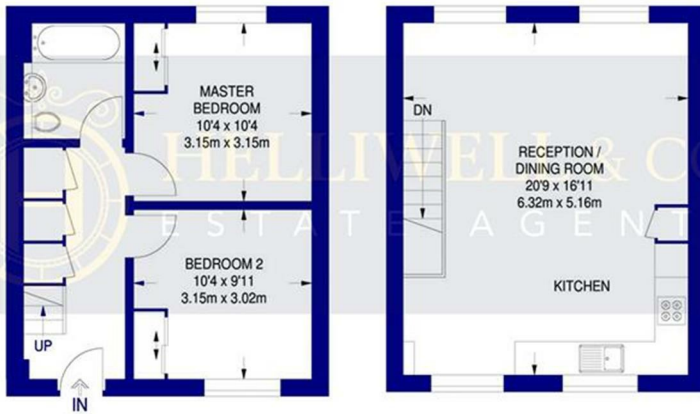
HELLIWELL & Co.

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ST MARY'S SQUARE, EALING, W5

TOTAL AREA: APPROX. 681.0 SQ. METRES (63.2 SQ. FEET)



Ground Floor

First Floor

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			98
(81-91) B		83	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			98
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	