



**HELLIWELL & CO**  
ESTATE AGENTS

**Park Place, Ealing, W5**  
**Guide Price £1,250,000**









 3 Bedrooms |  1 Receptions |  3 Bathrooms |  EPC Current B

Helliwell & Co are proud to present a three-bedroom detached newly built house with 10 Year ICW Build Warranty set within an exclusive gated development in a sought-after pocket of Olde Ealing.

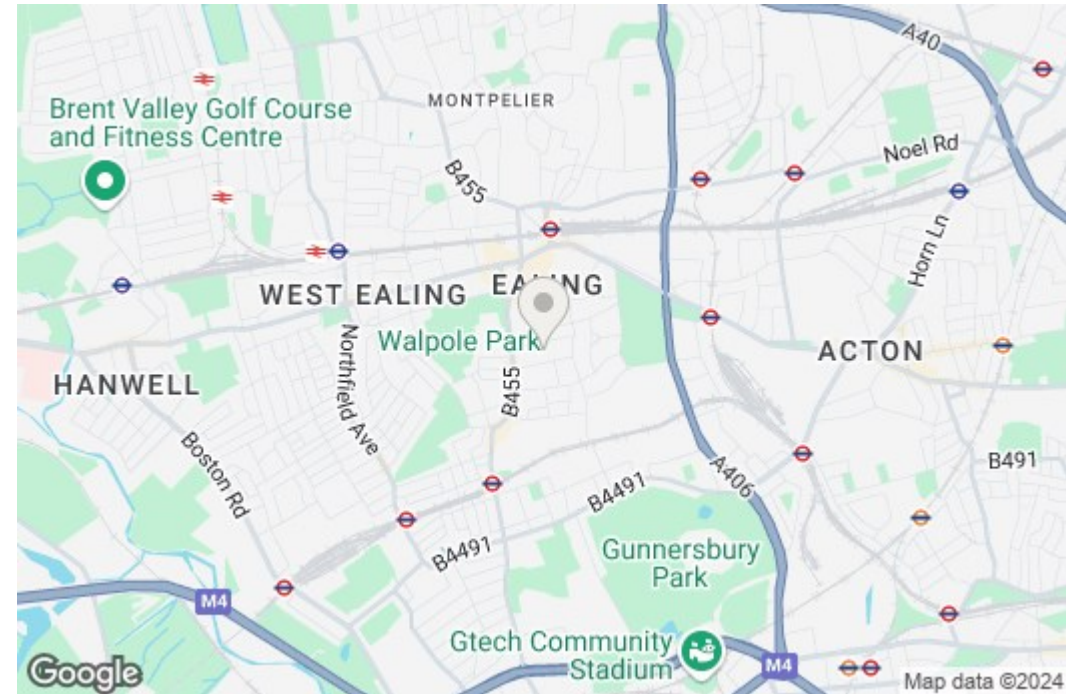
Located in a quiet yet central pocket in Ealing, a stone's throw away from Ealing Broadway, this newly built house has been constructed to an exceptional standard. A bright, spacious and thoughtfully planned living area leads to a semi-open kitchen and dining area with direct access to a private south-facing courtyard. There are three double bedrooms, all with ample built in storage, one of which has an ensuite shower room. There is a further fully fitted bathroom as well as an additional downstairs WC. Further benefits include underfloor heating, Bosch integrated appliances, Carrera style marble worktops and engineered oak wooden flooring. Additionally there are wireless alarm and video entry systems, allocated off-street parking and bicycle and refuse areas. This secure gated development provides additional privacy, whilst enjoying the benefit of a 10 minute stroll to Ealing Broadway.

Park Place is set within a quiet, residential area of Ealing, whilst conveniently placed for access transport links of both Ealing Broadway (Central, District, National Rail and Elizabeth Line) and South Ealing (Piccadilly Line) stations as well as Ealing Broadway's bustling shopping centre, offering an array of shops, cafes, pubs, and restaurants. The beautiful open spaces of Walpole Park and Ealing Common are also close by.

- Brand New Gated Development
- High Quality Finish Throughout
- Underfloor Heating
- Bosch Integrated Appliances
- EPC Rating: C
- Allocated Off Street Parking
- Outside Space
- Fitted Wardrobes In All Bedrooms
- Service Charge: TBC
- Tenure: Freehold

**PARK PLACE**

Approximate Gross Internal Area  
1211 sq ft / 112.50 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.