



HELLIWELL & CO  
ESTATE AGENTS

Seaford Road, Ealing W13  
Offers In Excess Of £500,000









 2 Bedrooms
 | 
  1 Receptions
 | 
  1 Bathrooms
 | 
  EPC Current C

Helliwell & Co are proud to present this two-bedroom ground floor period conversion flat in a desirable area of Northfields close to West Ealing station.

Offered to the market with a share of freehold and situated within an attractive period property, this ground-floor flat offers a mass amount of light and space throughout. As you enter, the property features a charming west-facing reception room/bedroom, a large master bedroom, a separate kitchen with a dining/lounge area and a fully tiled bathroom. The windows have been upgraded to double glazing. Further benefits include a large private rear garden with direct access via the kitchen, period features, the potential to extend subject to planning permission and ample storage throughout.

Seaford Road is located in a charming pocket, a short walk from West Ealing station (Elizabeth Line) and Northfields tube station (Piccadilly Line), the beautiful open green spaces of Lammas Park and Walpole Park, and an abundance of independent restaurants, boutiques and coffee shops. Ealing Broadway (Elizabeth Line, Central Line and District Line) is also within easy reach for additional social, shopping and travel options. There are several nurseries and schools nearby, all boasting exemplary reputations.

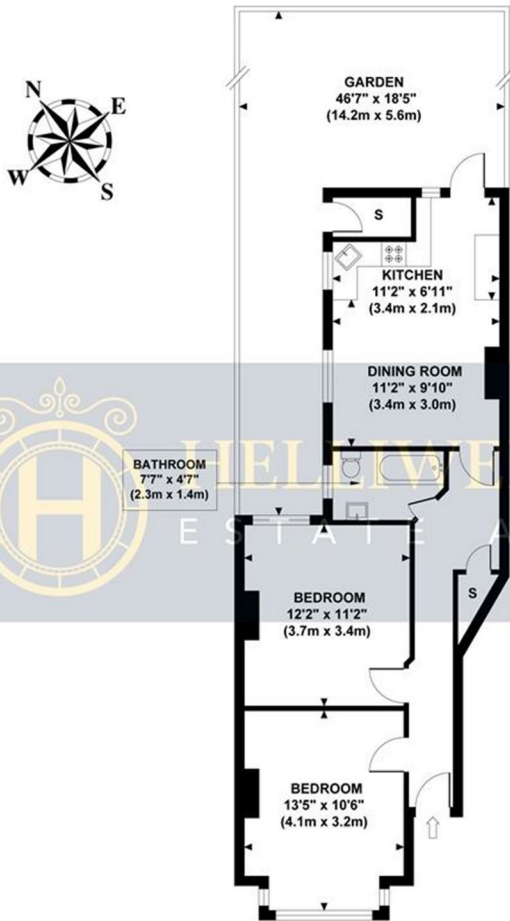
- Period Conversion
- Ground Floor
- Two Bedrooms
- Double Glazing
- Excellent Location
- Large Private Garden
- Charming Period Features
- Potential to extend (STPP)
- Tenure: Share of Freehold
- Council Tax Band: C



## SEAFORD ROAD

Approximate Gross Internal Area

589 sq ft / 54.70 sq m



**GROSS INTERNAL  
FLOOR AREA 589 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.

