











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

Helliwell & Co. are delighted to present this bright and spacious property, which has been lovingly maintained and is offered to the market in fantastic condition. Entering through the receiving hallway, the property leads through to a large reception room with a beautiful bay window overlooking The Common and a feature fireplace with a working wood burner, a brand new kitchen equipped with modern integrated appliances, two bedrooms and fully tiled bathroom. Measuring almost 800.sq.ft, the property further benefits from attractive wooden flooring in the reception and hallway areas and well maintained carpets in the bedrooms, communal gardens, art deco communal areas, ample storage space and gas central heating. Offered furnished or unfurnished and is available from mid-November 2025.

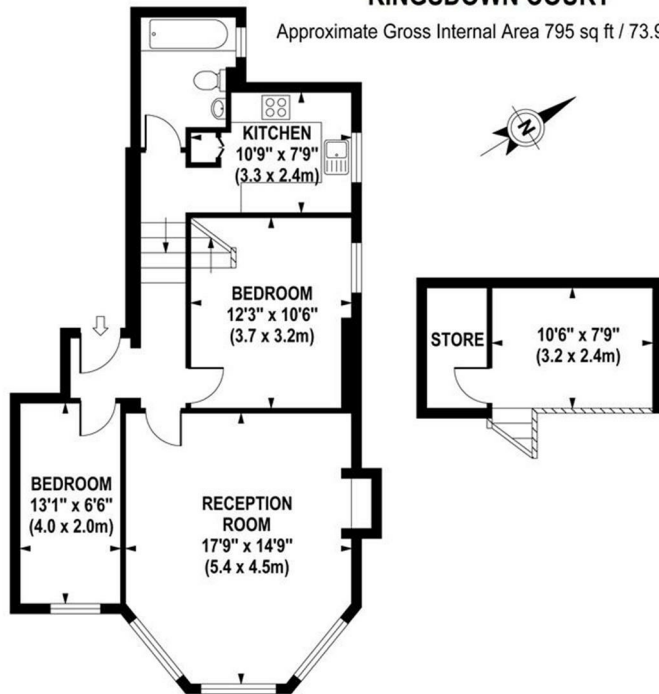
The Common is ideally located for access to both Ealing Broadway (Central and District lines, mainline and future Crossrail) and Ealing Common (Piccadilly and District lines) tube stations, as well as the beautiful open spaces of Ealing Common. Ealing Broadway's busy shopping centre, popular cafes, bars and restaurants are also accessible, along with multiple bus routes.

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|---|--|
| ■ Modern Art Deco Apartment                                 | ■ Natural Light and Space                    |
| ■ Large Reception with Bay Window                           | ■ Two Bedrooms                               |
| ■ High Quality Integrated Appliances & Fully Tiled Bathroom | ■ Communal Gardens                           |
| ■ Holding Deposit (1 weeks rent): £450.00                   | ■ Security Deposit (5 weeks rent): £2,250.00 |
| ■ Council Tax band G  | ■ Long Let (12-24 months+)                   |



### KINGSDOWN COURT

Approximate Gross Internal Area 795 sq ft / 73.9 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

