











 2 Bedrooms
 | 
  1 Reception
 | 
  2 Bathrooms
 | 
  EPC Current B

**\*\*No service charge for the two years\*\*** Helliwell & Co. are proud to present an exceptional two-bedroom, two-bathroom garden flat moments from Ealing Broadway and offered to the market with no onward chain.

Presented in immaculate condition, this stunning garden flat with direct access onto a private patio boasts a generous amount of living space and provides an abundance of natural light throughout. The property consists of a large open plan reception, including a modern kitchen, fully equipped with appliances and stylish breakfast bar plus additional space for dining. Leading through to two double bedrooms, one including en-suite with rainfall shower and one with brilliant walk in wardrobe feature and a contemporary family bathroom featuring a rainfall bathtub and shower. Both bathrooms are finished to a high specification and include the added comfort of underfloor heating.

Further benefits include direct access to a private patio area and communal garden, a fully equipped gym available to all residents, a lift in the building, and secure gated access with CCTV monitoring.

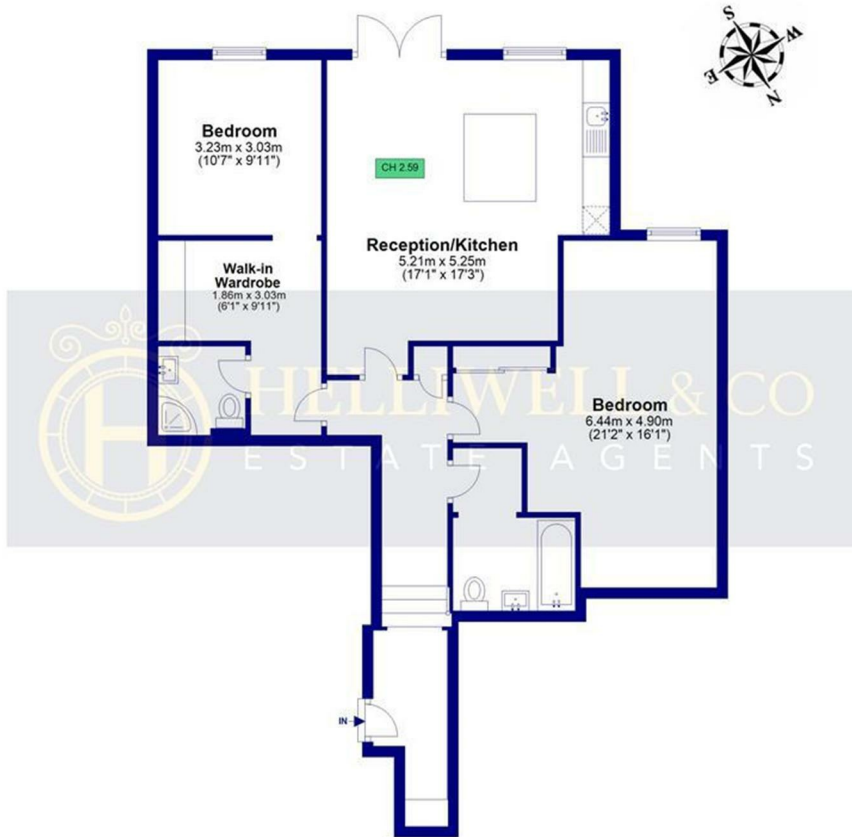
Eaton Rise is ideally located for access to Ealing Broadway's station (Central, District, National Rail and future Crossrail) and popular shopping centre, providing a variety of shops, cafes, bars and restaurants, along with the beautiful green open space of Montpelier Park close by.

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| <ul style="list-style-type: none"> <li>■ Stunning Garden Flat</li> <li>■ Large Open Plan Reception</li> <li>■ Two Bathrooms</li> <li>■ Access to Communal Garden</li> <li>■ No Service Charge for Two Years</li> </ul> | <ul style="list-style-type: none"> <li>■ Immaculate Condition</li> <li>■ Two Double Bedrooms</li> <li>■ Private Patio</li> <li>■ Tenure: Share of Freehold (996 years)</li> <li>■ No Onward Chain</li> </ul> |
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## EATON RISE, W5

TOTAL AREA: APPROX. 88.0 SQ. METRES (947.1 SQ. FEET)



Lower Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards

