







 3 Bedrooms |  1 Reception |  3 Bathrooms |  EPC Current C

Helliwell and Co are delighted to present this stunning three-bedroom top floor apartment, ideally positioned within a highly sought-after and trendy development. Finished to an exceptional standard throughout, the property boasts high-quality fixtures and fittings and offers a truly luxurious living experience. The apartment features a spacious open-plan living area with a sleek, modern kitchen, fully equipped with top-of-the-range appliances and ample space for dining and entertaining. Accommodation comprises three generous double bedrooms, each fitted with contemporary built-in wardrobes, with select rooms benefiting from elegant en-suite bathrooms complete with walk-in rainfall showers. Further highlights include attractive wooden flooring, access to an on-site gym, and off-street parking available by separate negotiation.

Gunnersbury Avenue is superbly positioned within one of West London's most desirable enclaves, offering seamless connectivity via Ealing Common and Acton Town Underground stations (Piccadilly and District lines), alongside swift access to the A406 for motorists. Just under a mile away, the bustling centre of Ealing Broadway provides an impressive array of high street favourites and boutiques, artisanal cafés, stylish bars and acclaimed restaurants, including those situated in Dickens Yard and Film Works. Moments from the property, the beautifully manicured green expanses of Gunnersbury Park offer a tranquil escape, perfectly balancing refined urban living with serene outdoor space.

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| ■ Three-bedroom Apartment in Modern Development | ■ Finished to an Exceptional Standard |
| ■ Spacious Open-Plan Living with Sleek Premium Appliances | ■ Three Luxurious Double Bedrooms |
| ■ Exclusive Residents' Gym | ■ Off-Street Parking Available by Separate Negotiation |
| ■ Holding Deposit (1 weeks rent): £807.00 | ■ Security Deposit (5 weeks rent): £4,038.46 |
| ■ Council Tax Band E | ■ Long Let (12-24 months+) |

