



**HELLIWELL & Co.**

**Oxford Road, Ealing, W5  
£2,200 Per Calendar Month**



Helliwell & Co. are proud to offer this charming property located on Oxford Road in the desirable area of Ealing, W5. This delightful flat boasts a split-level layout, offering a unique and stylish living space.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The attractive bay windows flood the room with natural light, creating a warm and inviting atmosphere. The wooden flooring adds a touch of elegance and is easy to maintain, making this space both beautiful and practical. The property features two large double bedrooms, providing ample space for guests, or even a home office. Available beginning of April.

Oxford Road is situated in a fantastic location, with Ealing Broadway's variety of shops, bars, cafes and restaurants, including those in the popular Dickens yard and Filmworks developments, placed just around the corner. There are multiple transport links including Ealing Broadway's (Central, District, Elizabeth and mainline), tube station close by, as well as the beautiful green spaces of Walpole Park, Lammas Park, Dean Gardens, and Ealing Common.

- Split Level First Floor Flat
- Two Large Double Bedrooms
- Spacious Reception Room
- Fully Furnished
- Ideal for a Couple or Two Professional Sharers
- Fantastic Location with Convenient Transport Links
- Holding Deposit (1 weeks rent): £507.00
- Security Deposit (5 weeks rent): £2,538.46
- Council Tax Band E
- Long Let 12-24 months



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**OXFORD ROAD, EALING, W5**

TOTAL AREA: APPROX. 74.9 SQ. METRES (805.9 SQ. FEET)



**First Floor**

Approx. 37.4 sq. metres (402.3 sq. feet)

**Second Floor**

Approx. 37.5 sq. metres (403.6 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	58
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		36	51
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	