







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

Helliwell & Co are proud to present this spacious two-bedroom, two-bathroom apartment, ideally positioned on Montpelier Road, a sought after area in Ealing, and offered to the market with no onward chain.

Offering approximately 787sqft of internal accommodation, the property opens into a welcoming entrance hallway, leading through to a particularly spacious living and dining area. This excellent reception space provides ample room for both comfortable seating and dining area, making it an ideal setting for entertaining or relaxing. A separate fitted kitchen is conveniently positioned off the reception room, providing a practical and well-defined space for everyday cooking. The property is completed by two well-proportioned bedrooms, with the principal bedroom benefiting from its own ensuite. The second bedroom is also a good-sized double, whilst a separate family bathroom serves the remainder of the property.

The property further benefits from its own private garage, providing secure parking and valuable additional storage - a particularly attractive benefit for a property in this location. Additionally, the property offers plenty of storage throughout, off-street parking on a first come first serve basis and a large and well-maintained communal garden.

Montpelier Road is ideally positioned for access to the excellent range of shops, restaurants and cafes available in Ealing Broadway. Montpelier Park just across the road provides a very pleasant green open space, while larger parks, like Pitshanger Park, Hanger Hill Park and Walpole Park are also within easy reach. Excellent transport links, including Ealing Broadway Station and the Elizabeth Line, provide convenient connections into Central London and beyond.

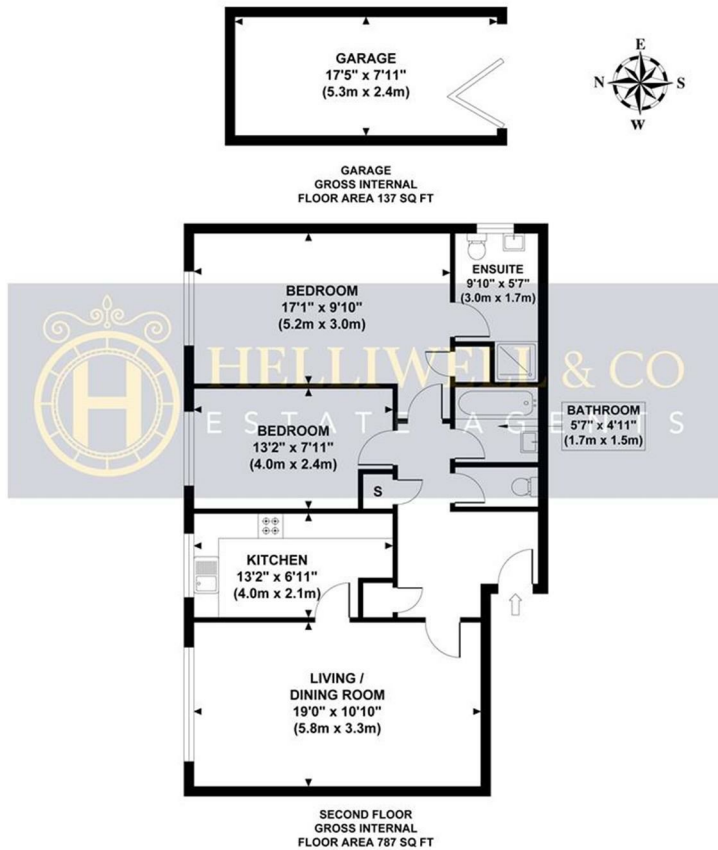
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|---|---------------------------------------|
| ■ Two Bedroom Apartment | ■ No Onward Chain |
| ■ Spacious Reception Room | ■ Two Bathrooms |
| ■ Well-Maintained Communal Garden | ■ Private Garage |
| ■ Tenure: Leasehold (943 years remaining) | ■ Service Charge: £2,290.00 per annum |
| ■ Ground Rent: £10 per annum | ■ Council Tax Band: E |

ELGIN COURT

Approximate Gross Internal Area

787 sq ft / 73.10 sq m

Garage Area 137 sq ft / 12.70 sq m



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.

