







🛏️ 2 Bedrooms | 🛋️ 1 Receptions | 🚿 1 Bathrooms | 📊 EPC Current C

Helliwell & Co are delighted to present this bright and spacious purpose built apartment in the Heart of Ealing. With mass amounts of natural light throughout, this well maintained flat is placed within this private purpose built development and is offered to the market furnished. The property has a large reception room with space for dining , a modern kitchen with integrated appliances, two double bedrooms with built in wardrobes and a fully tiled family bathroom. Further benefits include off street parking (first come first serve), additional permit parking, an entry phone system and gas central heating.

Balmain Close is ideally located for access to Ealing Broadway's tube station (Central, District, Elizabeth and Mainline) and popular shopping centre, as well as multiple local shops, cafes and restaurants Ealing has to offer. The charming open spaces of Lammas and Walpole Parks are also close by, as well as the prestigious Dickens Yard and Filmworks developments.

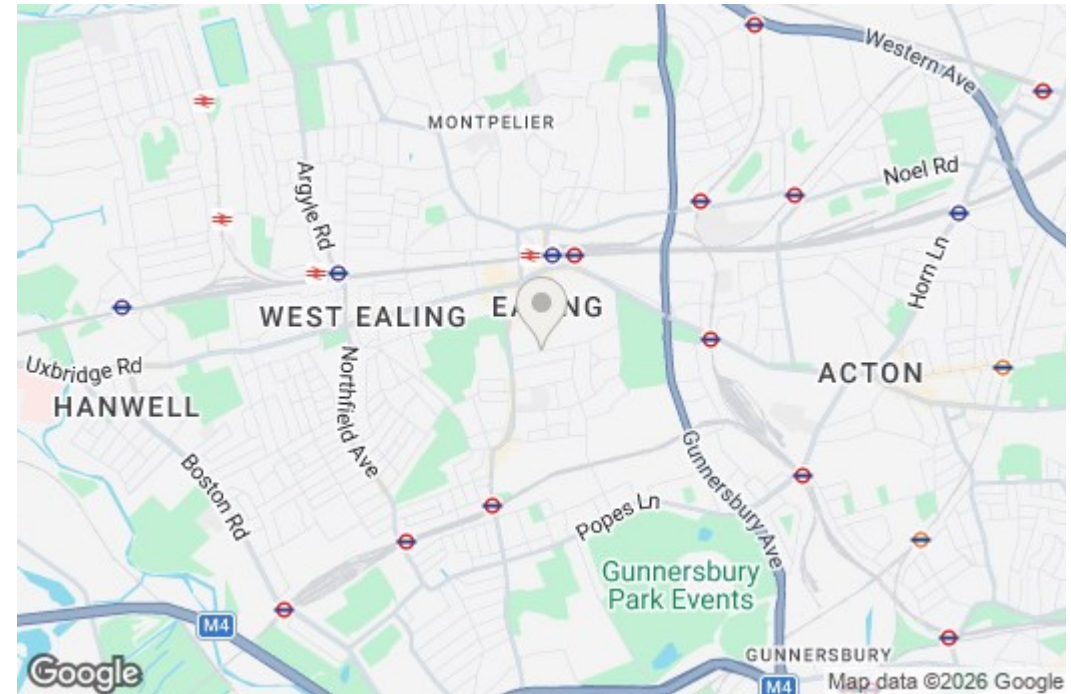
- Private Purpose Built Development
- Large Reception with Dining Area
- Integrated Appliances
- Holding Deposit (1 weeks rent): £478.00
- Long Let (12-24 months+)
- Two Double Bedrooms
- Built-in Wardrobes
- Off Street Parking
- Security Deposit (5 weeks rent): £2,394.23
- Council Tax: D

**BALMAIN CLOSE, EALING, W5**

TOTAL AREA: APPROX. 63.2 SQ. METRES (679.9 SQ. FEET)



**Second Floor**



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