







2 Bedrooms

1 Receptions

1 Bathrooms

EPC Current C

Helliwell & Co are proud to present this exquisite two double bedroom Victorian split-level conversion flat within the heart of Old Ealing.

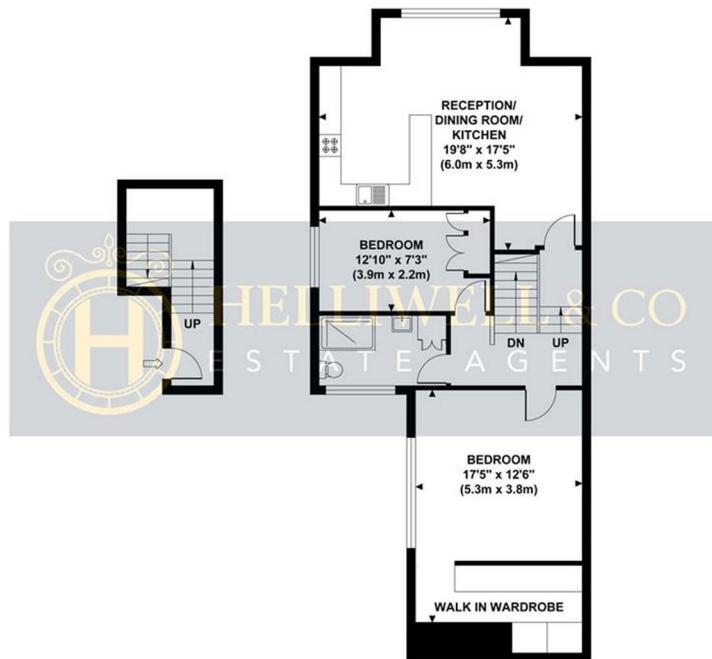
Oozing with class and elegance, this property is an excellent purchase, having been tastefully renovated to a high standard throughout. On the first floor, you are met with a spacious landing with ample space for storage and continues up a stairwell to the second floor. You are then led to the first bedroom, a good-sized double, along with a fully fitted and neutral bathroom that features a large double shower and ample storage. The expansive master bedroom boasts a dreamy walk-in closet with an array of storage and an abundance of natural light streaming through its large windows. Up to the top of this Victorian building, the stunning decor continues with a generous open-plan reception room and tree-lined street views. The bespoke, fitted kitchen features all the expected high-end integrated appliances and clever, floor-to-ceiling storage units. Further benefits include the potential to extend the subject to planning permission, a long lease, reasonable service charges with sinking fund contributions, loft storage space, gas central heating, engineered wooden flooring, and its modern practicality, as well as charming features, all within a quaint location.

The Park is situated in a highly prestigious area of Ealing and is part of a beautiful neighbourhood in its own right. The property sits moments from the green spaces of Ealing Common and is spoilt for choice for leisure activities, with Walpole Park, Lammes Park and Ealing Broadway's bars, shops and restaurants all within half a mile, as are a range of exceptional schools for every age. A comprehensive selection of transport links makes this property ideal for professionals, sitting between Ealing Broadway and Ealing Common stations to give quick and easy access into London via Piccadilly, District, Central and Elizabeth Lines.

- Victorian Conversion Flat
- Two Double Bedrooms
- Dressing Room
- Immaculate Condition
- Potential Extend (STPP)
- Prime Ealing Location
- Tastefully Renovated
- Tenure: Leasehold (174 years)
- Service Charge: £916.00pa
- Council Tax Band: E

## THE PARK

Approximate Gross Internal Area  
831 sq ft / 77.2 sq m



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 72 SQ FT

**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 759 SQ FT

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.

