











 4 Bedrooms
 | 
  2 Receptions
 | 
  3 Bathrooms
 | 
  EPC Current B

Helliwell & Co. are delighted to present this exceptional four-bedroom residence in the highly sought-after area of Ealing. Beautifully designed throughout, this modern and stylish home offers contemporary living with comfort and practicality.

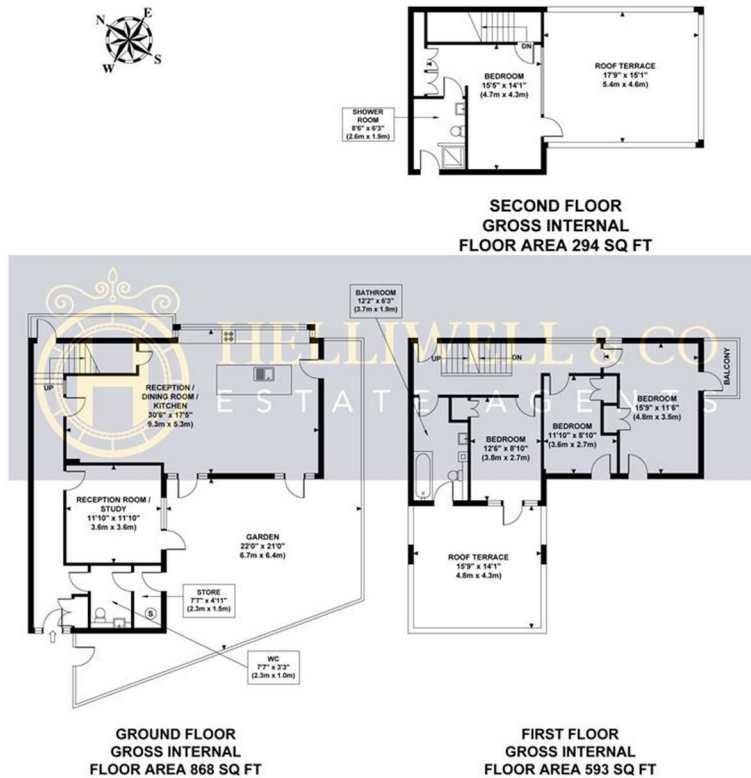
The property boasts four generously proportioned bedrooms, making it an ideal home for families. A bright and elegant reception room provides the perfect setting for both entertaining guests and relaxing in comfort. Further enhancing the home are three sleek, modern bathrooms, thoughtfully finished to a high standard to provide both convenience and luxury. The well-planned layout offers an excellent balance of spacious living and private accommodation, perfectly suited to modern family life. The property also benefits from one off-street parking space, adding further convenience to this superb home.

Abelard Place is conveniently located for both South Ealing (Piccadilly line) and Northfields tube stations. Ealing Broadway (District and Central lines, mainline and future Crossrail) tube station, as well as a variety of bus transport links and Ealing Broadway's shopping centre, bars and restaurants are also easily accessible. Beautiful Parks such as Gunnersbury and Walpole are also nearby and good local schools including The Grange Children's Centre and Primary School, Mount Carmel Catholic Primary School and Little Ealing Primary School.

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|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>■ Three-Storey House</li> <li>■ Spacious Open Plan Kitchen and Dining</li> <li>■ 4 Double Bedrooms</li> </ul> | <ul style="list-style-type: none"> <li>■ Private Patio and Terraces</li> <li>■ Separate TV Lounge</li> <li>■ Offered Furnished and Available End of August</li> </ul> |
| <ul style="list-style-type: none"> <li>■ Holding Deposit (1 weeks rent): £1,096.15</li> <li>■ Council Tax Band F</li> </ul>                          | <ul style="list-style-type: none"> <li>■ Security Deposit (6 weeks rent): £6,576.92</li> <li>■ Long Let (12-24 months+)</li> </ul>                                    |

## ABELARD PLACE

Approximate Gross Internal Area  
1755 sq ft / 163 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 mid-statement.  
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

