

 1 Bedrooms
 | 
  1 Receptions
 | 
  1 Bathrooms
 | 
  EPC Current D

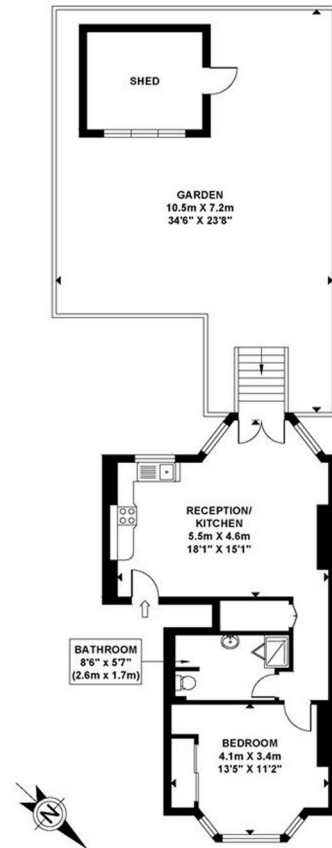
SHORT LET - All bills included, including wifi - Helliwell and Co. are proud to present this charming raised ground floor flat which has been recently redecorated throughout, offers a mass amount of natural light throughout and is presented to the market in great condition. The property has a large open plan reception room with a kitchen featuring integrated appliances, Victorian original wooden flooring and direct access to the private rear garden, (which has just had new grass laid), a double bedroom and a newly refurbished shower room. Further benefits include ample storage space, gas central heating and period features including high ceilings. Offered furnished and is available on a short term basis (approx. 2-3 months).

Lammas Park Road is an idyllic position in Old Ealing. The property is almost equidistant from South Ealing Station (0.4 miles) and Ealing Broadway (0.5 miles), giving convenient access to both tube stations. The shops, bars and restaurants of Ealing Broadway are within easy reach, including a range of amenities in the immediate area. Lammas Park Road is surrounded by lovely green spaces, such as Walpole Park, Lammas Park, and Ealing Common, as well as being a marvellous neighbourhood in its own right.

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|--|---|
| <ul style="list-style-type: none"> <li>■ SHORT LET - All Bills Included</li> <li>■ Raised Ground Floor</li> <li>■ Ample Storage Space</li> <li>■ Holding Deposit: £565.00</li> <li>■ Short Let (2-3 months)</li> </ul> | <ul style="list-style-type: none"> <li>■ Fully Furnished</li> <li>■ Double Bedroom</li> <li>■ Private Garden (60sqm+)</li> <li>■ Security Deposit: £2,826.92</li> <li>■ Council Tax Band D</li> </ul> |
|--|---|

**LAMMAS PARK ROAD**

Approximate Gross Internal Area 504 sq ft / 46.80 sq m



**GROUND FLOOR**  
**GROSS INTERNAL**

Approximate Gross Internal Area 504 sq ft / 46.80 sq m

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

