

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

Helliwell & Co is proud to present this exquisite, high-spec, two-bedroom Victorian period conversion, offered with no onward chain, with a beautiful south-east facing private garden and expansive communal grounds.

Located on a peaceful, tree-lined street opposite Ealing Abbey and just a short walk to Ealing Broadway (Central Line, District Line, Mainline services to Paddington and Heathrow, and future Crossrail). Pitshanger Lane and Park are also within easy reach, perfect for brisk winter walks and exploring an array of independent boutiques, cafes and restaurants. The property is also in close proximity to a wide variety of fantastic schools, all enjoying exceptional reputations, including Montpelier Primary School, St. Benedict's, St. Augustine's Priory, Ada Lovelace, Notting Hill And Ealing, Clifton Lodge, Avenue House, Durston House and Harvington Prep.

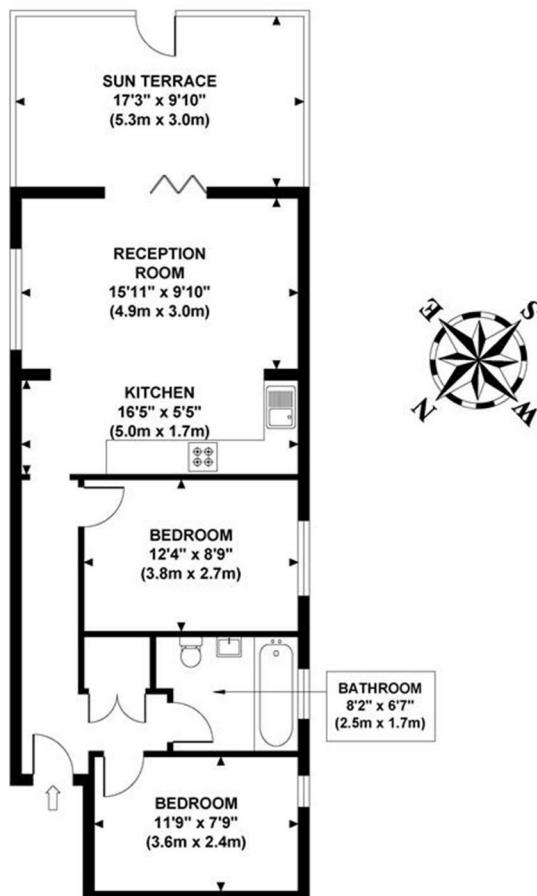
Upon entry to this impressive ground floor apartment there is a generous hallway, hosting a useful cloakroom, leading to two good-sized bedrooms with plenty of storage and work-from-home space, and a modern, high-spec bathroom. To the rear there is a stunning, luminous reception room with a modern, well-equipped kitchen and a spacious lounge area with home cinema system and bi-folding doors to a wonderful private sun terrace with beautiful views of the secluded garden. Further benefits include an allocated off-street parking space, external storage shed, beautiful high ceilings and wooden flooring throughout.

- Two-Bedroom Garden Flat
- Allocated Off-Street Parking
- Private External Storage
- No Onward Chain
- Service Charge: £2,460pa
- Period Conversion
- South-East Facing Garden
- Enviable School Catchment
- Share of Freehold (956 years)
- Council Tax Band: D

# Helliwell & Co.

## MARCHWOOD CRESCENT

Approximate Gross Internal Area  
602 sq ft / 55.92 sq m



**GROSS INTERNAL  
FLOOR AREA 602 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.

