







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

Helliwell & Co are proud to present a freehold mews house, secure, gated and in a prime Ealing location, offered to the market with no onward chain.

This unique house is situated in a well-maintained development, offering a private and peaceful environment, yet just moments from the local amenities that Ealing Broadway has to offer, making it an ideal purchase for buyers seeking a central yet residential location.

Set over three floors, as you enter, you are greeted by a spacious hall, garage, downstairs WC, utility room, and access to a private patio. On the first floor, you have a separate, fitted kitchen and a double reception room, offering plenty of space for living and dining, along with doors leading to a private balcony. Uptairs on the second floor, there are two double bedrooms with ample storage, a larger-than-expected tiled bathroom with a separate shower and bathtub.

Watermans Mews is centrally located in a prime location with Ealing Broadway (Elizabeth, Central, and District lines) and Ealing Common (Piccadilly and District lines) stations within a short walking distance, along with multiple bus routes and easy access to A4, A40, A406 North Circular Road and M4 & M40 motorways. The property is situated just moments from the green spaces of The Common. It is spoilt for choice for leisure activities, with Walpole Park, Lammas Park and Ealing Broadway's bars, shops and restaurants all moments away, as are a range of exemplary schools for every age.

- Gated Development
- Mews House
- Double Reception
- Utility Room & Downstairs WC
- Balcony & Patio
- Integral Garage
- No Onward Chain
- Prime Ealing Location
- Tenure: Freehold
- Council Tax Band: G



**WATERMANS MEWS**

Approximate Gross Internal Area

1195 sq ft / 111.02 sq m

(Including Garage)

Garage Area 206 sq ft / 19.1 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.

