



## Hamilton Road, W5

**£2,700 Per Month**

This delightful three bedroom flat situated on the first floor is located in the heart of Ealing, conveniently located within a short walk from local amenities and Ealing Common & Ealing Broadway stations.

The property comprises a bright and spacious lounge, separate fully fitted kitchen, three bedrooms, two bathrooms and one allocated off street parking space.

The property benefits from ample storage, double glazing windows, gas central heating and quiet residential area.

The property is close to restaurants, cafes, delis and supermarkets of Ealing Common and Ealing Broadway. A short walk distance from Ealing Common station (District & Piccadilly lines) and 12 minutes walk from Ealing Broadway station (Elizabeth, Central & District lines and National Rail), with motorists benefiting from easy access to the A4/M4/A40.

- Spacious three bedroom flat
- Ample storage space
- Double glazed windows
- Located between Ealing Broadway and Ealing Common
- First Floor
- Two bathrooms
- Off street parking
- Kitchen with dishwasher
- Gas central heating
- Quiet residential area



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>
<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>D</b>	<b>D</b>	<b>D</b>	<b>D</b>
<b>E</b>	<b>E</b>	<b>E</b>	<b>E</b>
<b>F</b>	<b>F</b>	<b>F</b>	<b>F</b>
<b>G</b>	<b>G</b>	<b>G</b>	<b>G</b>

England & Wales 2008/1/EC