



Hamilton Road, Ealing, London W5 2EE
Rental £2,950 per calendar month furnished

Available from September 2024 and suitable for a family - a 3-bedroom, converted, split-level first-floor apartment with lovely rear views over communal garden and includes a parking space. The apartment is set within a detached double-fronted period property.

The accommodation comprises entrance hall, reception room, fitted kitchen, 3 bedrooms, shower room and an en suite bathroom.

Outside is a maintained communal rear lawn garden.

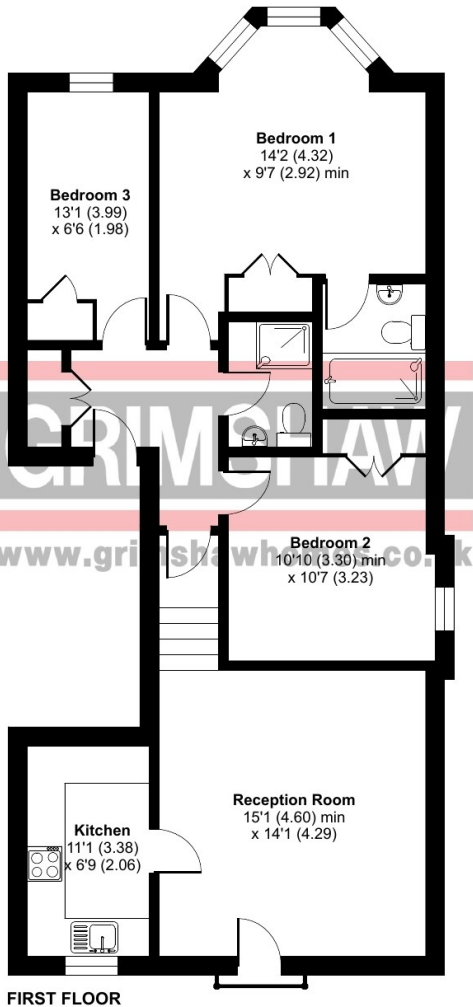
Conveniently located on a popular tree-lined street, in the heart of Ealing Broadway and within walking distance to **Ealing Broadway** station with Elizabeth Line connection & town centre with numerous shopping facilities, restaurants and bars. The lovely open spaces of Ealing Common, Walpole and Lammas parks are nearby. Local schools include Durston House, Christ the Saviour Primary, Ellen Wilkinson High, Montpelier & St Gregory's Primaries, St Benedict's, Twyford CofE High, Notting Hill & Ealing High, West Acton Primary and Ada Lovelace CofE High. Good road connections include A4, A40 and M4 & M40 motorways.



Hamilton Road, London, W5

Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale



EPC Rating = C
Council tax band = F (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

29.07.2024 Ref: L9868

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

