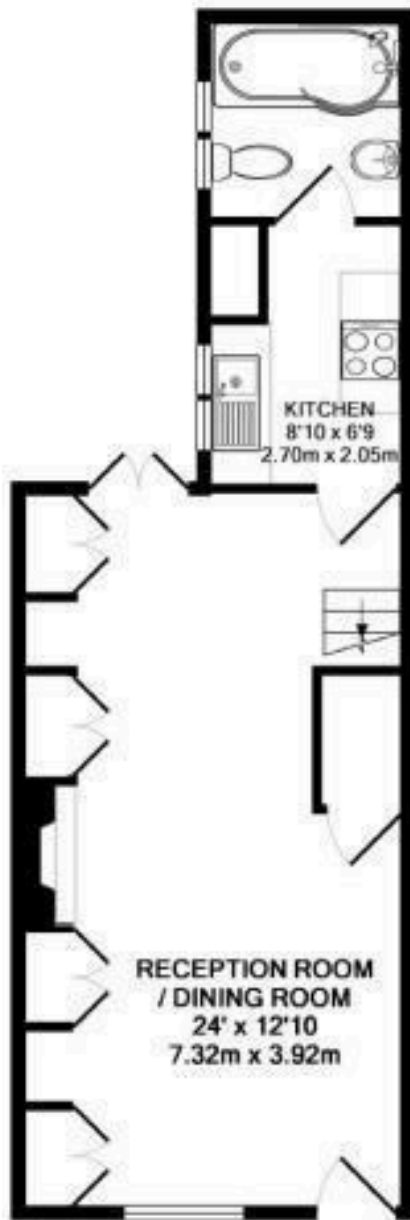


## St Helens Road, W13

LONG LET. This superb two bedroom house is presented in fantastic condition and situated in a desirable location moments away from Ealing Broadway.

- Managed by Go View London
- Excellent location
- Two double bedrooms
- Private garden
- Early viewing advised
- Close to local amenities

£2,250 PCM



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.5 SQ.M.)

**1ST FLOOR**  
APPROX. FLOOR  
AREA 309 SQ.FT.  
(28.7 SQ.M.)

**ST HELENS ROAD, W13**  
**TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)**

All measurements taken in accordance with the RICS Guidelines for Gross Internal Area. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		