

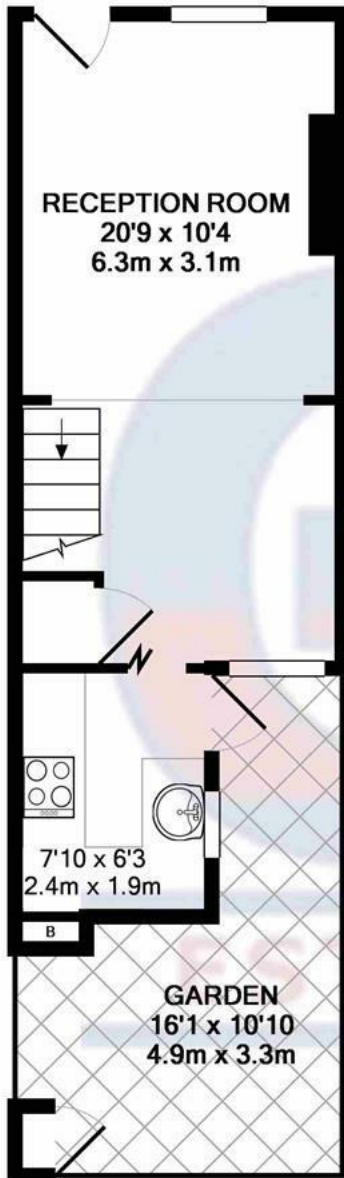


## St Helens Road, W13

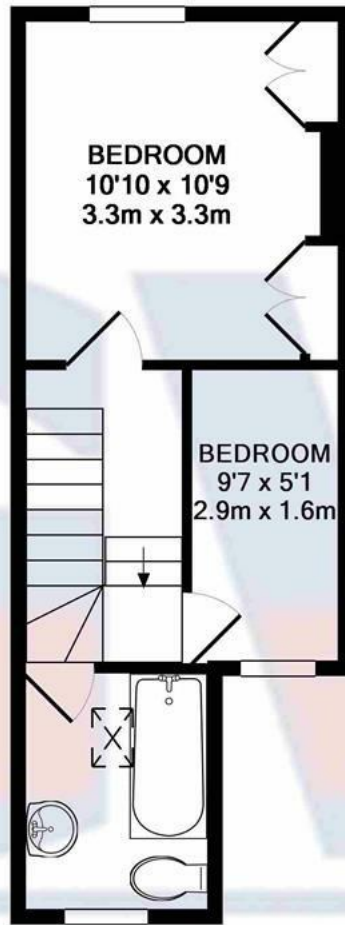
LONG LET. This beautiful two bedroom house is in great condition and is situated in a desirable location moments away from Ealing Broadway.

- Two Bedrooms
- Great location
- Private garden
- Available 21st July
- Early viewing advised
- Beautiful cottage

£1,900 PCM



GROUND FLOOR  
APPROX. FLOOR  
AREA 264 SQ.FT.  
(24.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 261 SQ.FT.  
(24.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	