



Northfields

KC  
166  
Lamp Fault  
Call 020 825 6552

BELLEVUE ROAD  
W13

£2,800 per month

Pitshanger



# BELLEVUE ROAD, W13

## £2,800 per month



Reception Room



Kitchen



Four Bedrooms



2 Bathroom



On Street

An impressive four bedroom terraced Edwardian house located on the sunny west side of this sought after street. This lovely family home has been skilfully extended with loft and rear extensions and offers stylish interiors over three floors. The ground floor offers a good sense of flowing space. The bright front reception room oozes character with its large bay window, original features and fireplace. There's a 16ft wide middle reception room with fireplace which leads through to a kitchen/family room with island and bi folding doors opening out to the garden. A cloakroom concludes the ground floor accommodation. On the first floor there are two double bedrooms with fitted wardrobes, a single bedroom and family bathroom. The second floor (loft conversion) accommodates a main bedroom with ample fitted wardrobes, deep eaves storage and en-suite shower room. Outside there's a suntrap 30ft deep westerly aspect garden. What we suspect will tempt parents most, however, is that this home falls in the catchment area for North Ealing primary school. The property is well placed for prestigious private schools including St Benedict's and Notting Hill & Ealing High, St Augustine's Priory, Harvington and Durston House. The bus routes along Pitshanger Lane will bring you into Ealing Town Centre where Ealing Broadway Crossrail station offers District and Central line underground connections as well as overground links to Paddington and Heathrow.

EPC RATING: C

LOCAL AUTHORITY: London Borough of Ealing

To move into this property you will need to pay rent in advance (usually monthly in advance) as well as a deposit of 5 weeks rent (or have a Zero Deposit policy in place if applicable.) Details of permitted payments and default fees can be found in our Tenant Guide and Tenancy Agreement.

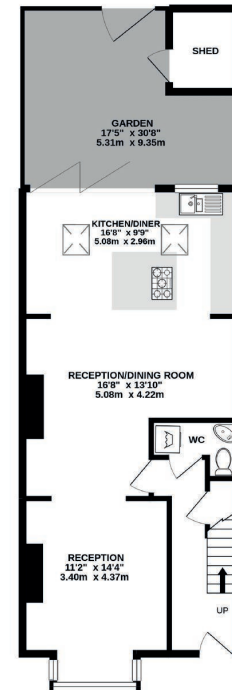
Most tenancies are Assured Shorthold Tenancies. If you are not renting this property under an Assured Shorthold Tenancy or licence agreement then you will also have to pay the following prior to the commencement of a tenancy: Administration fee (£300 inclusive of VAT); Referencing fee (£75 per tenant/guarantor); Inventory check (prices vary depending on size and furnishing of the property.)

Please note, the rent advertised is pure rent and does not include any additional services such as council tax, water rates or utilities.

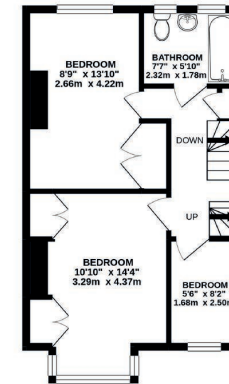


### BELLEVUE ROAD

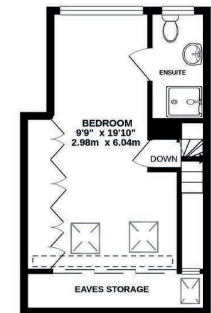
Approximate Gross Internal Area  
1351 sq ft / 125.5 sq m



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 629 SQ FT  
approx



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 423 SQ FT  
approx



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 299 SQ FT  
approx

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Pitshanger

1 Albert Place,  
London W5 1RL  
Lettings: 020 8566 5500  
E: enquires@northfields.co.uk

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