



Leslie
& Co.

ERLESMERE GARDENS, EALING, W13

Guide Price: **£1,000,000**



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About the property

What the owner loves:

This house has been a real home for my family and I.

One of the biggest positives has always been the schools. Being in such a strong catchment area for both faith and non-faith primary schools made a huge difference to family life. Knowing good schools were close by brought real peace of mind and made everyday routines feel manageable and familiar.

The transport connections were also valuable. With easy access to several tube lines, getting around London has never felt like a worry. I've always felt reassured that family members could get home easily, whatever the time of day, that really mattered to me when juggling work, school and life.

I've always felt safe here. It's the kind of neighbourhood where you feel comfortable walking home, where your children can grow in confidence and where there is a general sense that people look out for one another.

Key features

- End of terrace family home
- Quiet residential street
- Strong school catchment area
- Loft conversion already completed
- Scope to extend to the rear STPP
- Side access to the rear garden
- Excellent transport links
- Close to parks, green spaces and Northfields Avenue
- Immediately liveable with long-term potential
- Buyer information pack available

Material information

- Tenure - Freehold
- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £1,000,000

