



Leslie  
& Co.

KINGS AVENUE, EALING, W5

Guide Price: **£1,750,000**



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## About the property

What the owner loves:

We've loved living here for so many reasons. The location has always been exceptional. Ealing Broadway station is less than a ten-minute walk away, putting Central London within easy reach, yet Kings Avenue remains remarkably peaceful. Most traffic uses nearby Mount Park Road, so the street itself feels quiet, safe and tucked away from the bustle.

The neighbourhood has been wonderful. Over more than forty years, we've found it incredibly safe, friendly and family-oriented, with mostly families and long-term residents living nearby. We have never witnessed any crime during our time here, which says a great deal about the area.

Being surrounded by green space has also been a huge part of our lives here. Hanger Hill Park, Montpelier Park and Pitshanger Park are all close by, and I can run for 17km almost entirely through parks, nature reserves and canal paths. Pitshanger Lane is also a real asset, offering independent shops, cafés and a strong community spirit.

## Key features

- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Double-fronted Victorian detached residence
- Owned by the same family since 1968
- Approximately 2,728 sq ft of internal accommodation
- Currently arranged as three self-contained flats
- Exceptional opportunity to create a substantial single-family home
- Large west-facing garden approaching 120ft in length
- Off-street parking for multiple vehicles
- Premier Ealing location close to Ealing Broadway station
- Excellent access to Pitshanger Lane, parks and highly regarded schools
- Potential for further extension or development, subject to planning permission

## Material information

- Tenure - Freehold
- Council Tax Amount - 3088.98 (Band F)
- Guide Price - **£1,750,000**

