



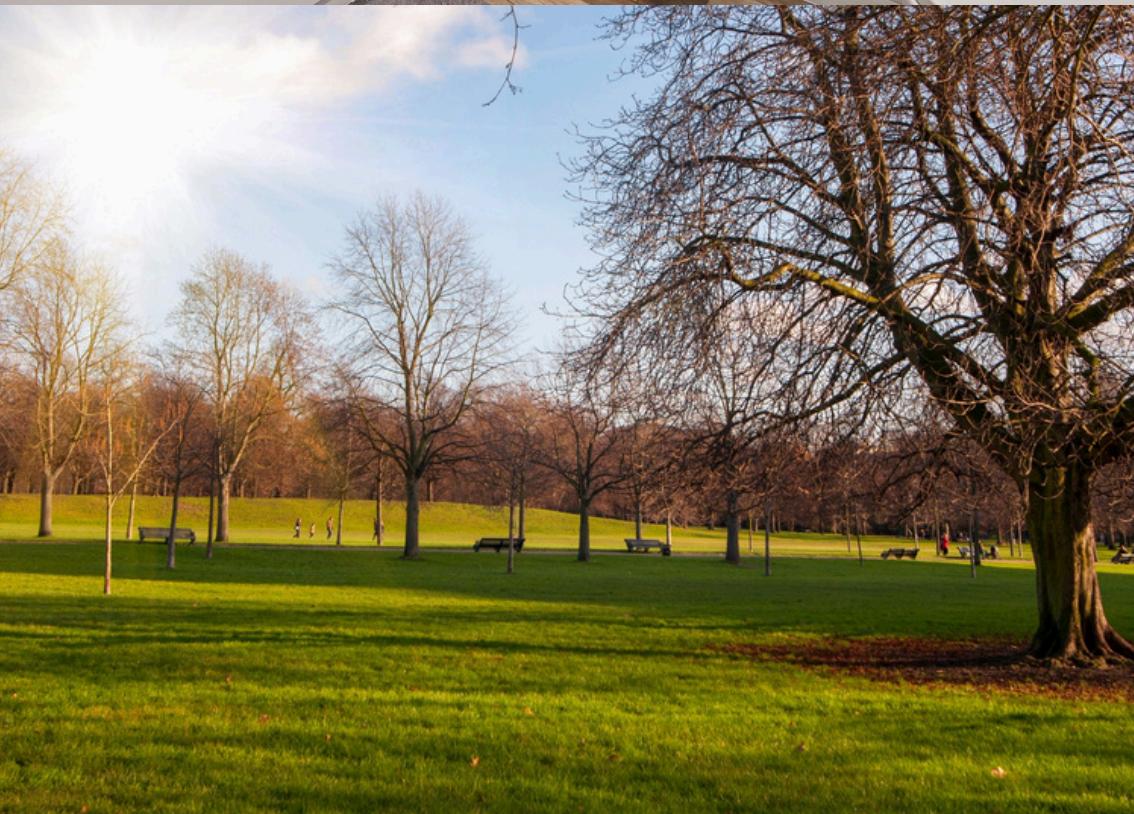
Leslie
& Co.

PURSEWARDENS CLOSE, EALING, W13
Guide Price: **£400,000**



Leslie & Co





About the property

What the owner loves:

We have loved living in this cosy and peaceful flat, quietly tucked away in its own private cul-de-sac and removed from the bustle of nearby streets. Despite its tranquil setting, the flat is exceptionally well connected, with Ealing Broadway, Northfields and West Ealing all within easy walking distance, offering access to the Elizabeth, Central, District and Piccadilly lines.

The area offers an excellent choice of cafés and restaurants, while the beautiful green spaces of Walpole and Lammas Parks are right on the doorstep — perfect for relaxed weekend walks or family time. This flat has been our home for eight wonderful years and the place where we welcomed our daughter and created many special memories. We hope the next owner will enjoy this home and the lifestyle it offers as much as we have.

Why we would buy this home:

Nestled in a quiet cul-de-sac just off Culmington Road in leafy Ealing, this delightful two-bedroom flat offers a rare blend of tranquillity and connectivity - a kind of urban sanctuary where the chaos of London feels politely invited to wait outside.

Key features

- Wonderful Two bedroom Flat
- Impressive Natural Light Throughout
- Allocated Off-Street Parking (Car Port)
- Spacious Separate Kitchen
- Adjacent to Walpole Park
- Popular Residential Development
- Exceptional Transport Links
- Abundance of Local Amenities

Material information

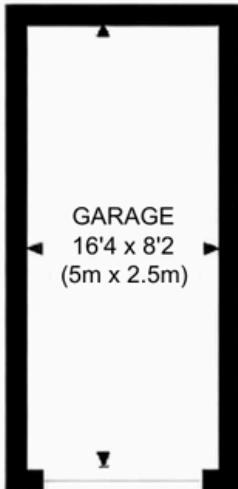
- Tenure - Leasehold
- Council Tax Amount - £2041.02 (Band D)
- Guide Price - £400,000
- Lease Start Date - 01/01/1983
- Lease Duration - 999 years
- Lease Years Remaining - 955 years



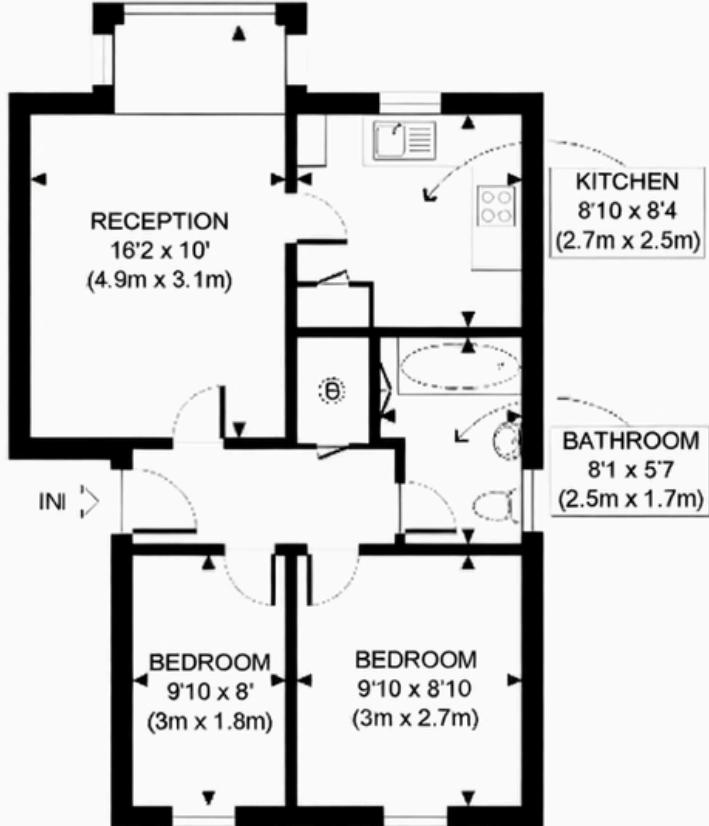
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Pursegardens Close,
Ealing, W13



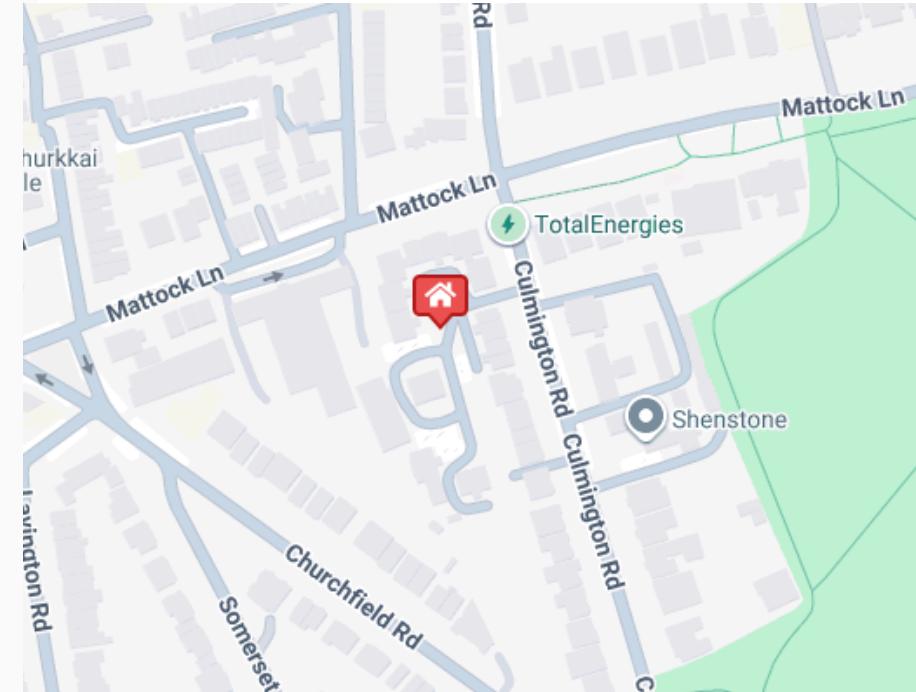
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 131 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 487 SQ FT

APPROX. GROSS INTERNAL AREA INCLUDING GARAGE

618 SQ FT / 57.5 SQM



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

