



Leslie  
& Co.

ELM AVENUE, EALING, W5  
Guide Price: **£475,000**



Leslie & Co





## About the property

What the owners love:

My favourite thing about the property is sitting out on the balcony overlooking the rose garden. From there, you can hear the birds on the common. We've also really enjoyed having enough communal space to host Christmas for family. Locally, I love having the common just moments away and The Grange pub so close for amazing Sunday roasts in the winter and drinks in the beer garden in summer. It's so quick to get to Ealing Common, into the Broadway, but also to South Ealing, which has amazing cafes and shops. We also have 3 amazing parks within walking distance: Lammas, Walpole and Gunnersbury!

The block has a lovely variety of people, including young professionals, families and those who have retired. There's a real community feel with tenants looking out for each other. The tenants association is very active and takes its role in managing the property really seriously. It's clear everyone who lives here wants to maintain the property and communal spaces to the highest standard.

## Key features

- Wonderful two-bedroom apartment
- Two double bedrooms
- Stunning views from private terrace
- Lift in building
- Beautiful communal grounds
- Private garage
- Exceptional natural light throughout
- Circa 800 Sq Ft
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

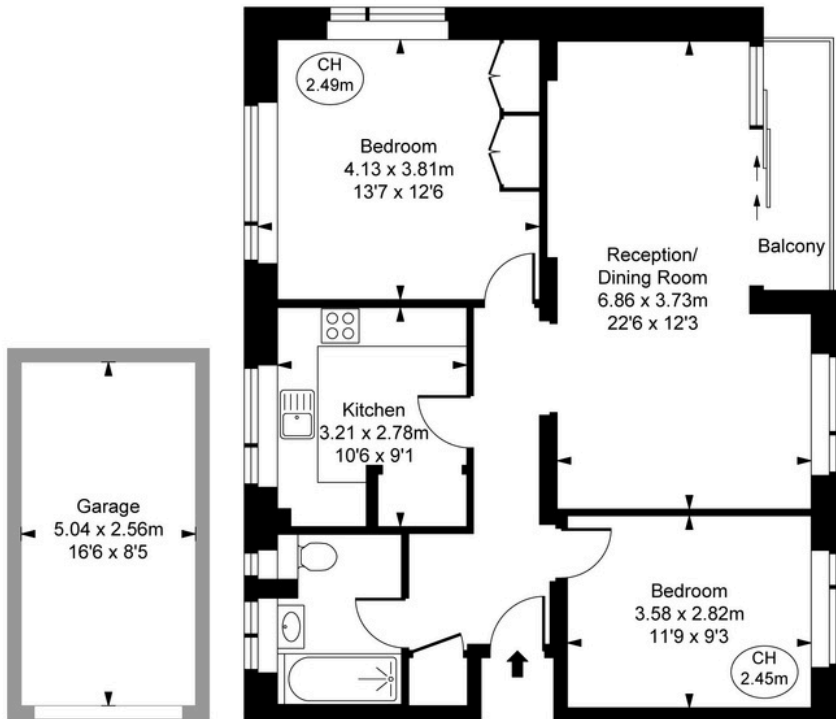
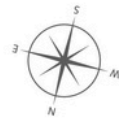
## Material information

- Tenure - Leasehold
- Council Tax Amount - £2139.00 (Band D)
- Guide Price - **£475,000**
- Lease Start Date - 01/01/1966
- Lease Duration - 189 years
- Lease Years Remaining - 128 years
- Service Charge - £2967.04 yearly
- No Ground Rent



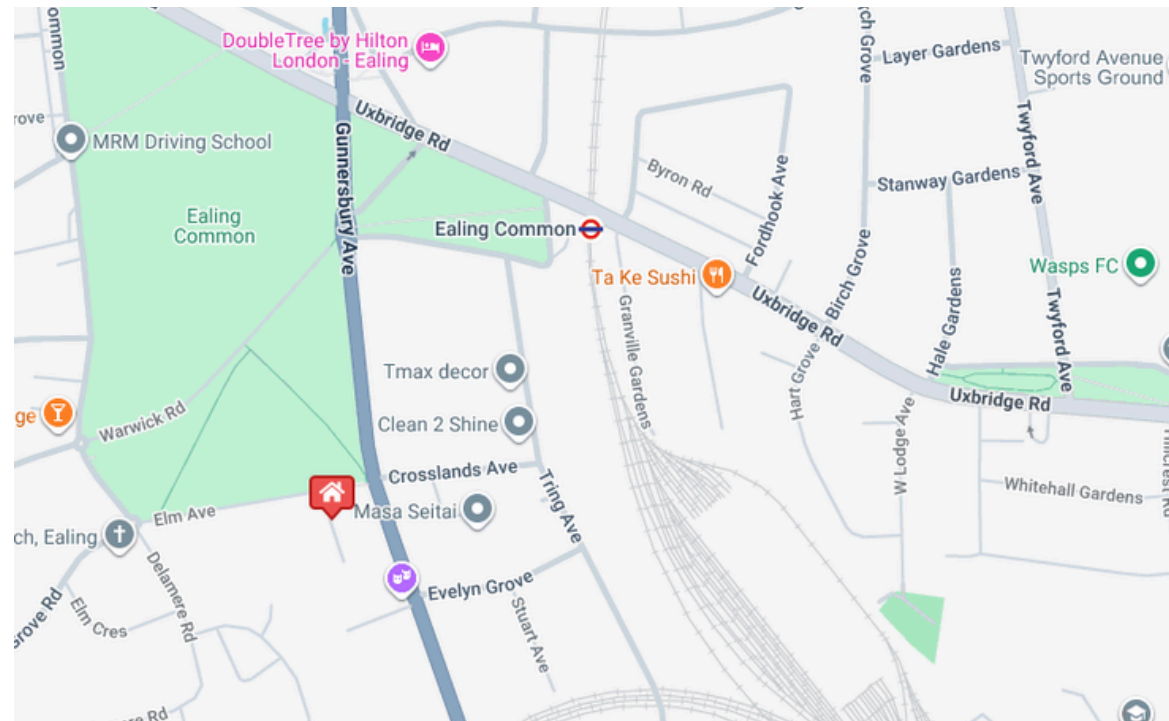
### Gunnersbury Manor, Elm Avenue, W5

Approximate Gross Internal Area  
 71.58 sq m / 770 sq ft  
 Garage  
 12.90 sq m / 139 sq ft  
**Total Areas Shown On Plan**  
**84.48 sq m / 909 sq ft**  
 ( CH = Ceiling Heights )



Ground Floor  
 ( Not shown in actual location  
 or orientation )

Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

