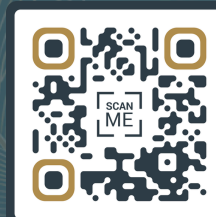




Leslie
& Co.

SHENSTONE, CULMINGTON ROAD, EALING, W13

Guide Price: **£450,000**



Leslie & Co





About the property

What the owners love:

The two things that completely stole our hearts when we first saw this property, and what we will miss the most, are the incredible location and the stunning views. Living here means having everything you need right on your doorstep, while still being able to come home, look out the window, and switch off completely. It is the perfect balance of convenience and scenery, and it has made living here incredibly special.

Why we'd buy it

Some flats make you choose between convenience and tranquillity. This one quietly gives you both. Positioned on the top floor of this well-maintained purpose-built development, the apartment enjoys uninterrupted views across Walpole Park that genuinely make you forget you're in the heart of West London. Whether you're enjoying a morning coffee on the balcony or watching the seasons change from the living room, the outlook is a daily reminder of why location is about far more than a postcode.

Key features

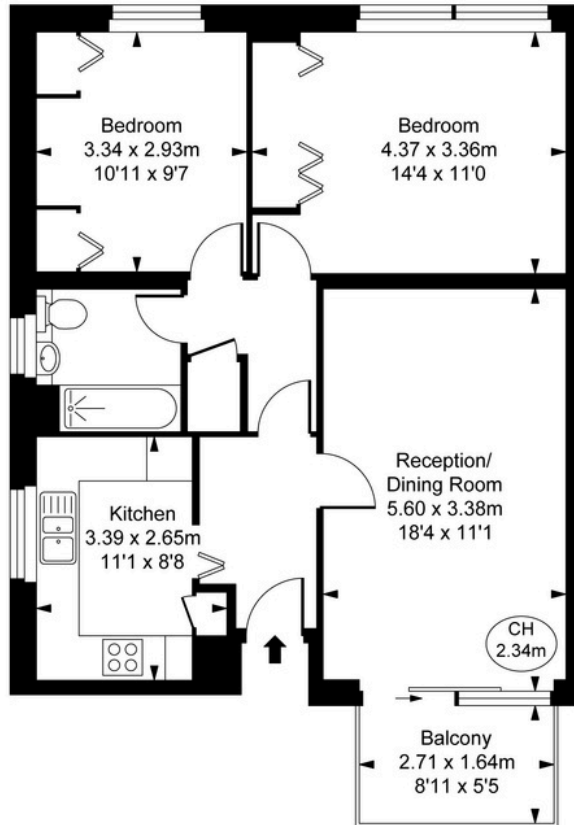
- Top floor purpose-built apartment
- Over 700 sq ft of accommodation
- Two generous double bedrooms
- Stunning views over Walpole Park
- Private balcony
- Spacious reception/dining room
- Separate kitchen
- Garage
- No onward chain
- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Moments from Ealing Broadway and Elizabeth line connections

Material information

- Tenure - Share of freehold
- Council Tax Amount - £2041.00 (Band D)
- Guide Price - **£450,000**
- Lease Start Date - 01/01/1966
- Lease Duration - 999 years
- Lease Years Remaining - 938 years
- Service Charge - £1200.00 yearly
- Ground Rent - £0.00 yearly



Shenstone,
 Culmington Road, W13
 Approximate Gross Internal Area
 65.63 sq m / 706 sq ft
 (CH = Ceiling Heights)



Third Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fulham Performance



Key Facts for Buyers



Buyer Information Pack

