



Leslie  
& Co.

REGENCY CLOSE, EALING, W5  
Guide Price: **£1,500,000**



Leslie & Co





## About the property

What the owner loves:

We have loved the setting here from the very beginning. Regency Close is a peaceful cul-de-sac of just eight homes, tucked just off the lovely tree-lined Woodville Road, so it feels private and calm while still being incredibly convenient. There is a real sense of community here, with many long-standing neighbours, including both immediate neighbours who have been here for over 20 years, which says a great deal about the road and the people in it.

One of the things we have most appreciated is just how well connected the house is. Ealing Broadway and North Ealing stations are both within a 10-minute walk, making it easy to get into central London and beyond. At the same time, you are surrounded by green space, with Walpole Park, Lammas Park, Hanger Hill Park and Montpelier Park all close by. Having Ealing Cricket Club directly opposite is also incredibly special, particularly in the summer when the grounds are open and you can wander over, sit on a bench and enjoy the cricket.

The house itself has been a wonderful home because it is so easy to live in.



## Key features

- Quiet cul-de-sac of just eight terraced homes
- Superb Ealing location just off tree-lined Woodville Road
- Under 10 minutes' walk to Ealing Broadway
- Off-street parking with EV charging point
- Excellent spec throughout
- Stunning south-facing garden with leafy private outlook
- Opposite Ealing Cricket Club grounds
- Close to several wonderful pars
- Abundance of highly desirable schools nearby
- Potential to convert garage space
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

## Material information

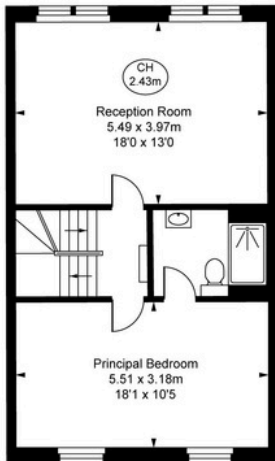
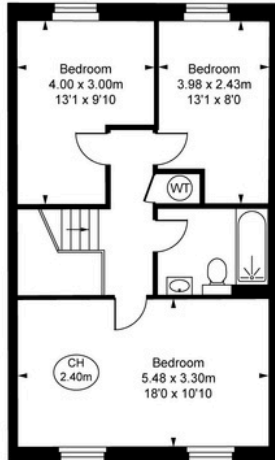
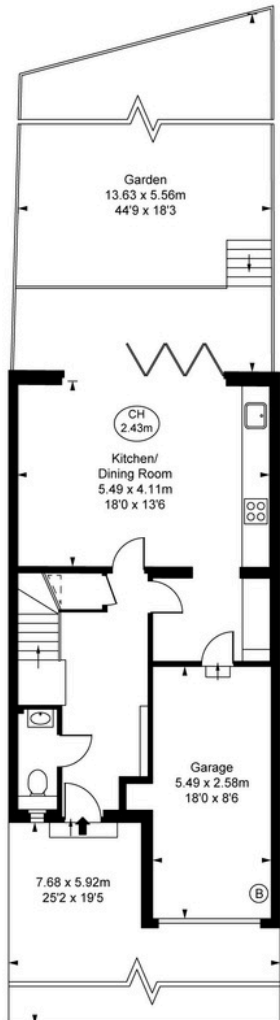
- Tenure - Freehold
- Council Tax Amount - £3401.70 (Band G)
- Guide Price - £1,500,000



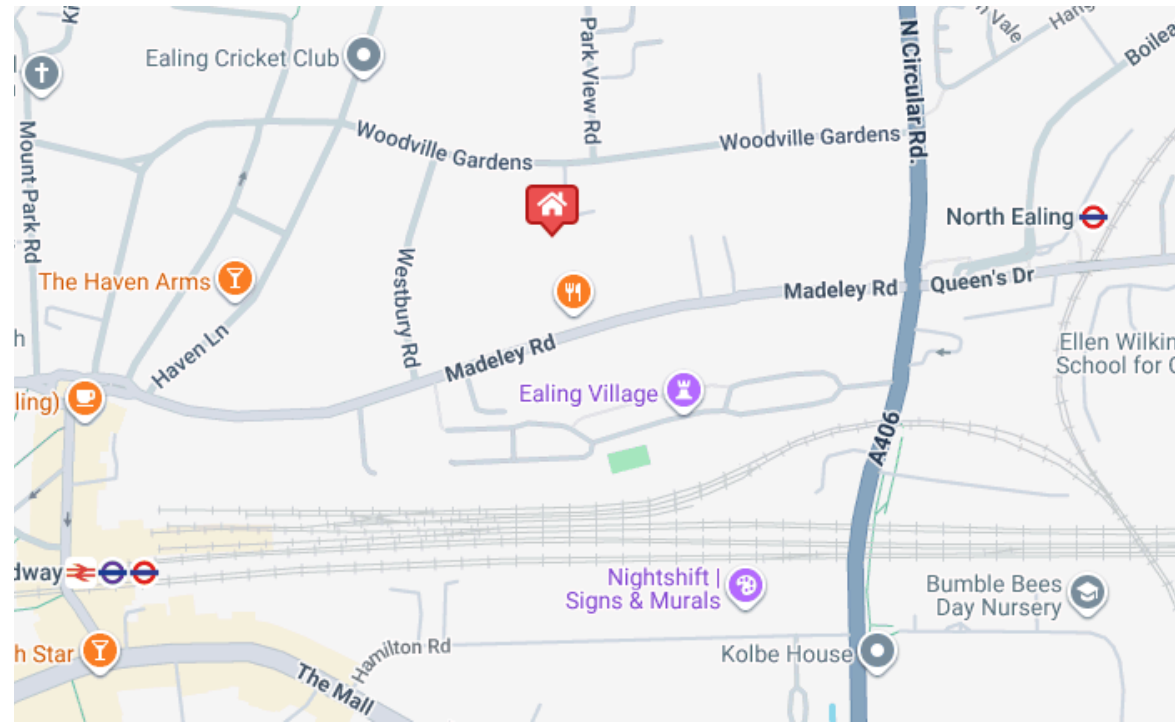
### Regency Close, W5

Approximate Gross Internal Area  
**159.68 sq m / 1,719 sq ft**

(Including restricted height  
 under 1.5m (---))  
 (CH = Ceiling Heights)



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



### 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>	75	82
(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		

