



Leslie
& Co.

PURSEWARDENS CLOSE, EALING, LONDON, W13

Guide Price: **£2,000 PM**



Leslie & Co





About the property

What the owners love:

We've truly loved living in this flat for its practicality, cosiness and unbeatable West London location. It's exceptionally well connected, with three tube stations nearby, four tube lines, a direct night bus from central London, easy access to the North Circular and three motorways, plus the Elizabeth line just a 10-minute walk away - getting you into central London in around 15 minutes and out to East London and beyond.

The flat itself is thoughtfully laid out, with a spacious kitchen and bathroom, beautiful natural light from the bay window, and the benefit of being set back from the main road, making it noticeably quiet. The development feels calm and well cared for, with mature trees, landscaped communal areas and a friendly, respectful atmosphere that really comes into its own in the summer and feels like a small sanctuary.

We love being so close to Ealing Broadway, West Ealing and Northfields for great shops, restaurants and exceptional local cafés we visit most weekends, while Walpole Park and Lammas Park are just minutes away for runs, tennis or relaxed picnics. With dual-aspect light morning and evening, modern double glazing and efficient app-controlled electric heating, the flat is bright, peaceful and cosy year-round.

Key features

- Wonderful Two bedroom Flat
- Impressive Natural Light
- Allocated Off-Street Parking
- Modern Finish
- Adjacent to Walpole Park
- Popular Residential Development
- Exceptional Transport Links
- Abundance of Local Amenities

Material information

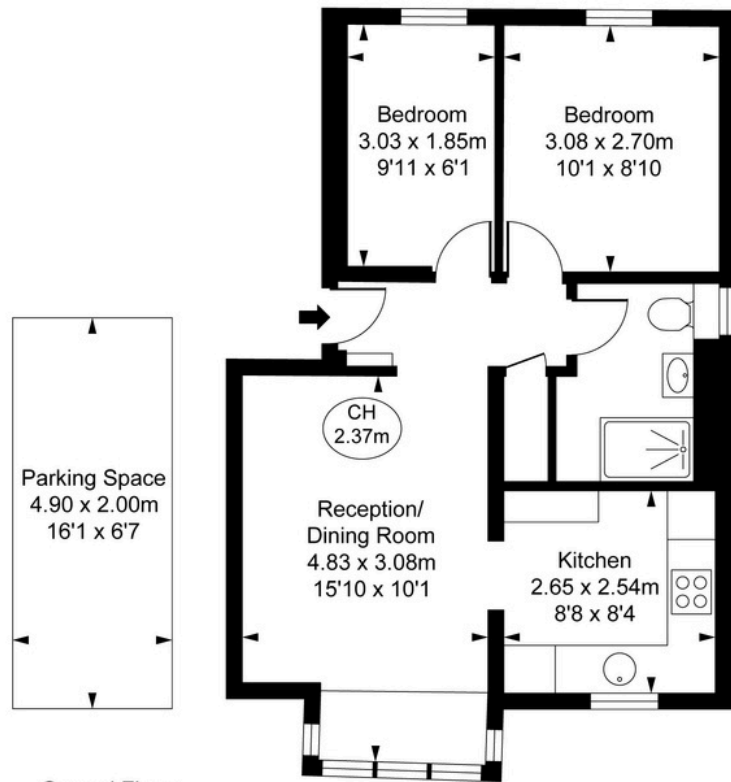
- Council Tax Amount - £1814.24 (Band C)
- Guide Price - £2,000 PM



Pursewardens Close, W13

Approximate Gross Internal Area
45.11 sq m / 486 sq ft

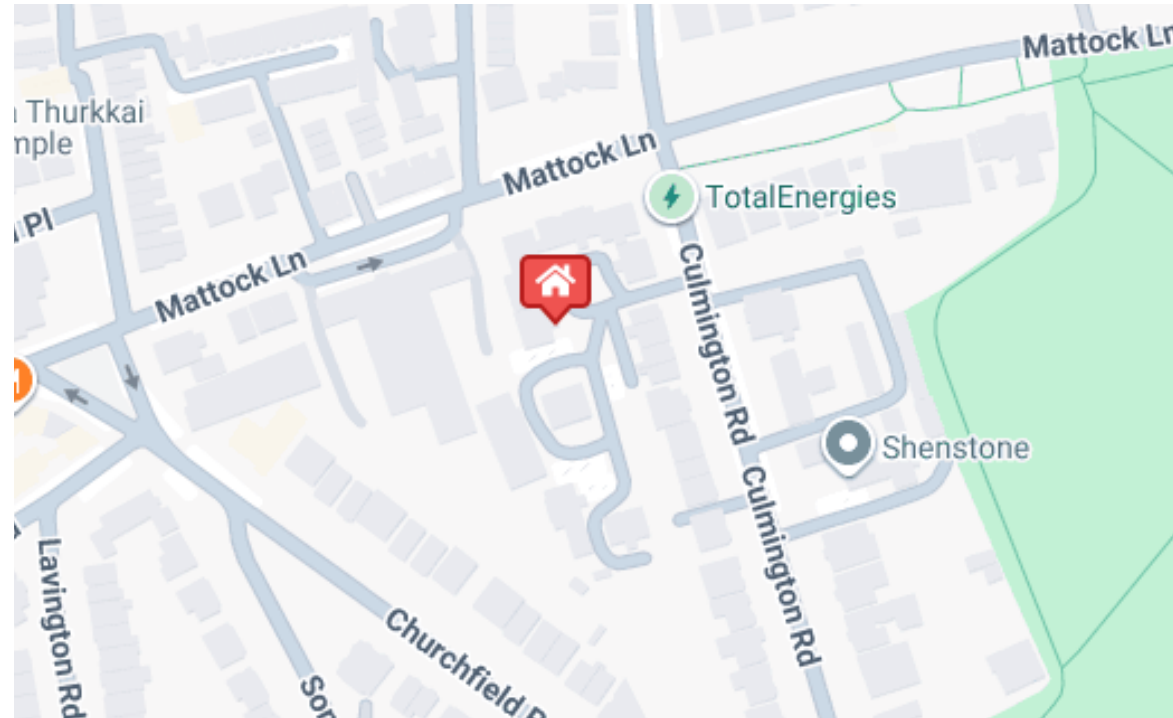
(CH = Ceiling Heights)



Ground Floor
(Not shown in actual
location or orientation)

Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating

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

72

81

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

56

70