



Leslie
& Co.

WARWICK ROAD, EALING, LONDON, W5

Guide Price: **£600,000**



Leslie & Co





About the property

What the owner loves:

We are situated between Ealing Broadway, South Ealing, and Ealing Common stations with several tube lines including the Elizabeth line, and multiple useful bus routes. We are also walking distance to several parks including Walpole, Lammas, Gunnersbury - we're always in the parks for walks, the organised parkrun on Saturdays, cafes and the Ealing summer festivals. The M4 is also close by, for easy road access in and out of London. We love the abundance of local independent shops and restaurants.

As a share of freehold, we've enjoyed living in a building where 5 out of 6 flats are owner-occupied, and we get on well with all of them. Many of the owners have been living in the building for extended periods of time, up to 20 years.

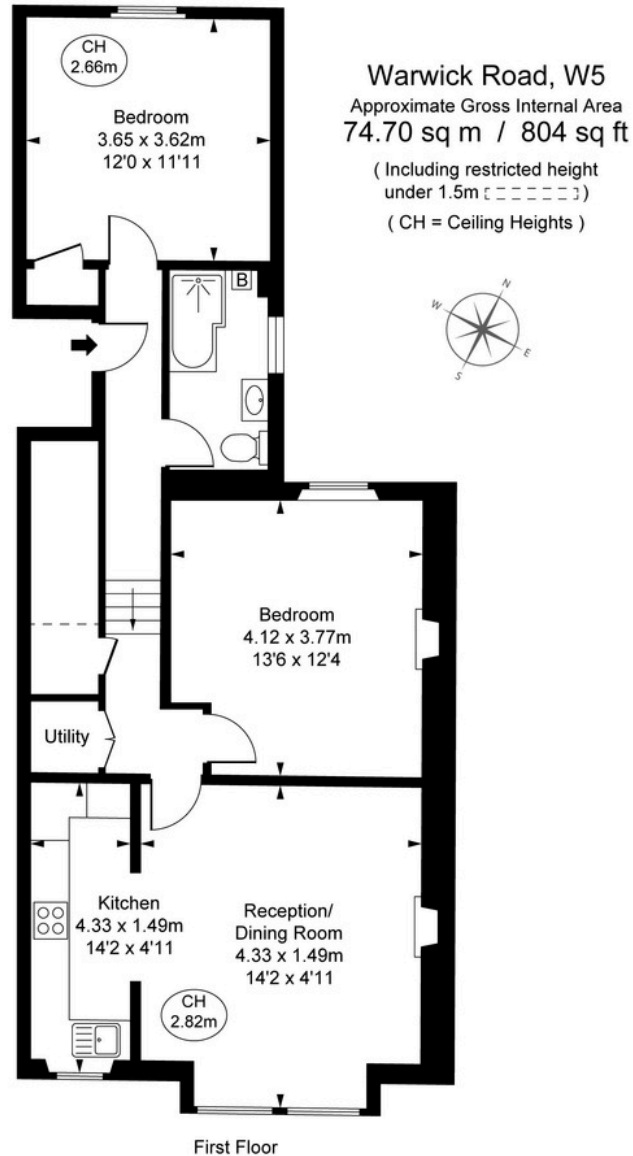
We have access to our own allocated parking space, which has been essential for us, as well as the possibility of getting an on-street permit. Access to a large shared garden is also great in this weather. The flat immediately caught our eye when we saw it the first time due to the period features (fireplaces, original flooring, exposed brick kitchen).

Key features

- Stunning expansive two-bed apartment
- Abundance of exceptional transport links including the high-speed Elizabeth Line
- Beautiful period charm throughout
- Several parks and green spaces nearby
- Allocated off-street parking space and eligible for a permit
- Share of Freehold and 986 year underlying lease
- Lovely generous communal garden
- Highly desirable tree-lined street in Olde Ealing

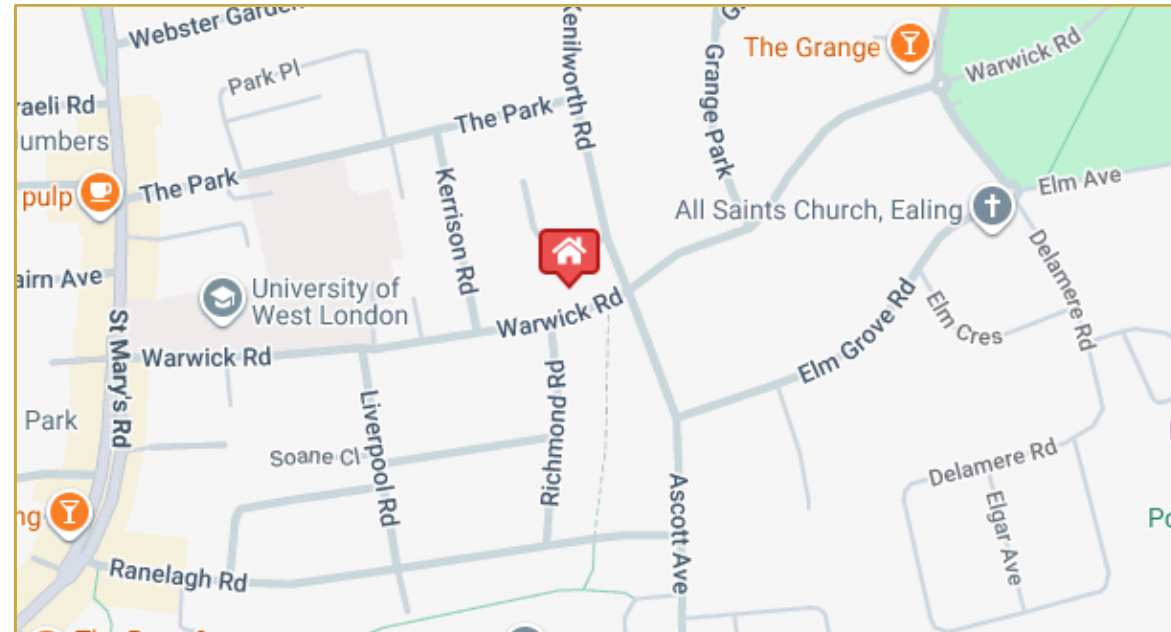
Material information

- Tenure - Share of Freehold
- Council Tax Amount - £2138.00 (Band D)
- Guide Price - **£600,000**
- Lease Start Date - 01/01/2014
- Lease Duration - 999 years
- Lease Years Remaining - 986 years
- Service Charge - £960.00 yearly



PRECISION
YOU CAN TRUST

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
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Key Facts for Buyers



Buyer Information Pack

