



Leslie  
& Co.

HARTINGTON ROAD, EALING, LONDON, W13

Guide Price: **£500,000**



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## About the property

What the owner loves:

We love the light and space in the flat, along with its modern feel. It's great being so close to Walpole Park - perfect for an easy walk or some fresh air - and having great local coffee shops nearby (Doppio is a firm favourite). There are plenty of independent shops nearby too - some of which do amazing fresh bread!

We love how well connected it is too - Soho and central London are under 25 minutes away door-to-door, and Heathrow is just as quick in the other direction.

Why we would buy this home:

Discover modern city living in this beautifully presented two-bed two-bath apartment, perfectly situated in the vibrant heart of Ealing. Offering approximately 850 sq ft of contemporary living space, this property is an ideal retreat for professionals, couples, or those looking to balance city convenience with a sense of community.



## Key features

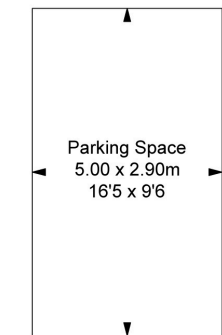
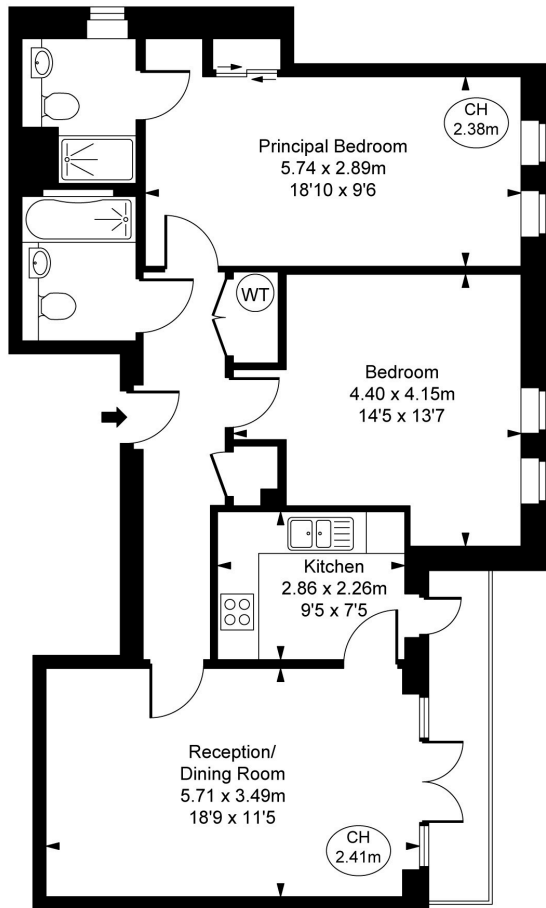
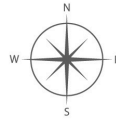
- Expansive two-bed two-bath apartment
- Circa 850 sq ft
- Excellent modern condition throughout
- Private terrace
- Moments from high-speed Elizabeth Line
- Gated allocated parking
- Close to wonderful parks and green spaces
- Vibrant local neighbourhood
- Buyer information pack available
- Secure with reservation or deposit agreement

## Material information

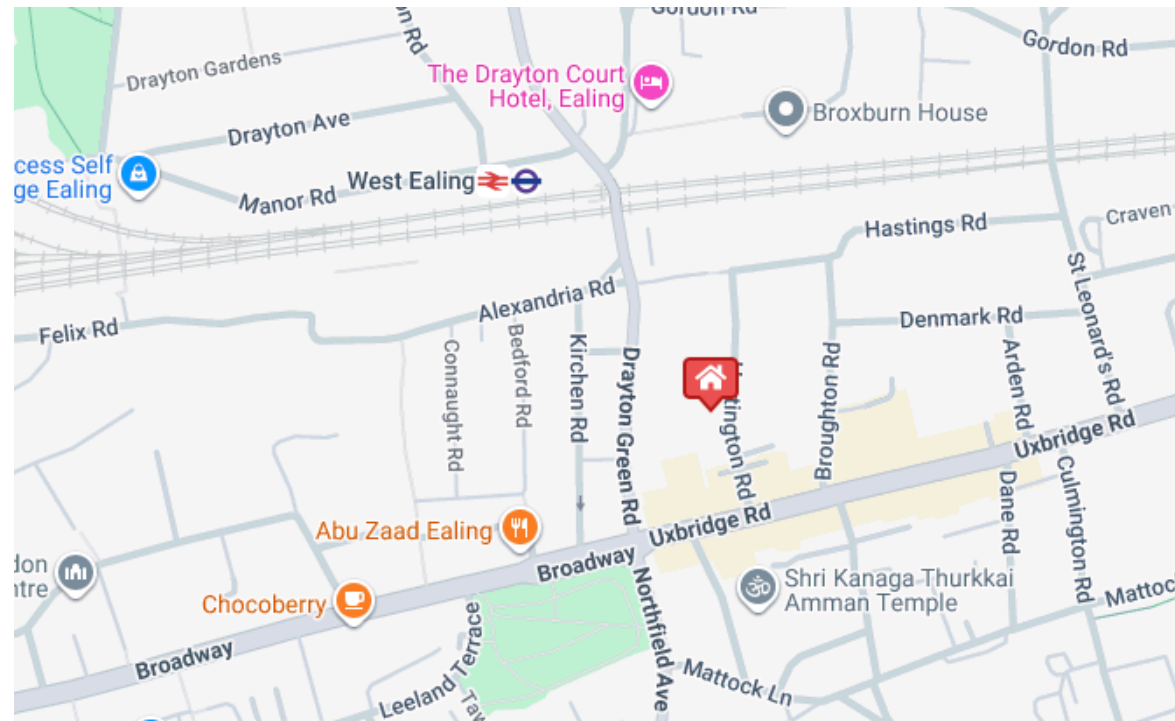
- Tenure - Leasehold
- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £500,000
- Lease Start Date - 01/01/2013
- Lease Duration - 125 years
- Lease Years Remaining - 111 years
- Service Charge - £3454.64 yearly (Reserve fund £1190)
- Ground Rent - £350.00



Hartington House,  
 Hartington Road, W13  
 Approximate Gross Internal Area  
 78.63 sq m / 846 sq ft  
 ( CH = Ceiling Heights )



Ground Floor  
 ( Not shown in actual location  
 or orientation )



### 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>		
(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		
	70	82

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	73	83