



Leslie
& Co.

NORTH ROAD, EALING, W5

Guide Price: **£2,500 PM**



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About the property

Introducing a charming 3-bedroom townhouse terrace home located in North Road, Ealing, London, W5, perfect for families seeking the ideal balance of comfortable living and convenient location. Boasting over 1,000 sq ft of living space and an impressive EPC Rating of C, this 1980's built property is available now and ready to welcome you home.

On the ground floor, there's a spacious hallway and downstairs WC, a separate modern kitchen / diner which features plenty of storage and integrated appliances, making meal preparation a breeze. The room opens up to a lovely private garden, perfect for relaxation or entertaining.

The upstairs offers an additional first floor reception room, three well-proportioned bedrooms and a family bathroom, this property also offers the added convenience of off-street parking for one vehicle. Storage will never be an issue, as this home provides ample storage throughout.

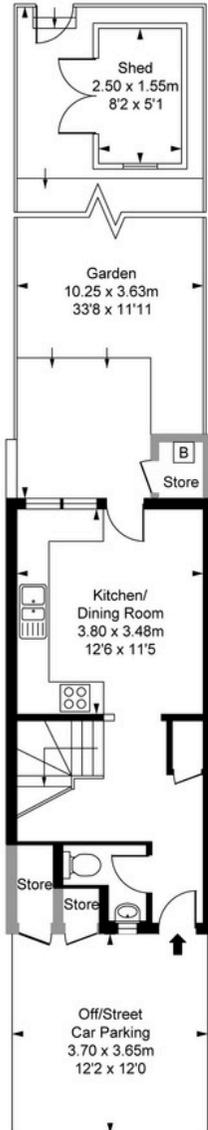
Situated in a superb South Ealing location, this property is set in a quiet cul-de-sac just off South Ealing Road, providing an idyllic retreat from the hustle and bustle of city life.

Key features

- Available now
- 3 Bedrooms
- 1 Bathroom
- Additional WC
- Off-street parking
- 1980's build
- Over 1,000 sq ft
- Superb South Ealing Location
- Close to transport - South Ealing / Brentford / Bus Links
- Next to Gunnersbury Park
- Private Garden
- Loads of storage
- Landlord is flexible with regard to furnishings

Material information

- Council Tax Amount - £2613.77 (Band E)
- Guide Price - £2,500 PM



Ground Floor
 Approximate Gross Internal Area
 24.77 sq m / 267 sq ft

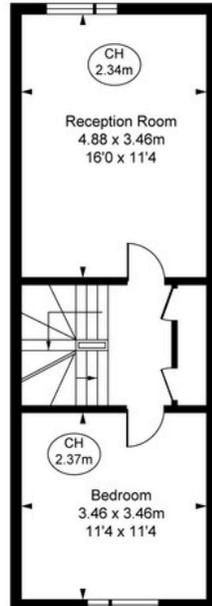
North Road, W5

■ Approximate Gross Internal Area
 99.67 sq m / 1,073 sq ft

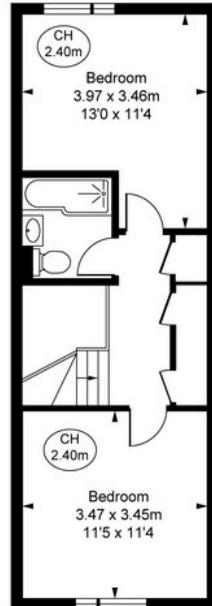
■ Store
 2.29 sq m / 25 sq ft

Total Areas Shown On Plan
 101.96 sq m / 1,098 sq ft

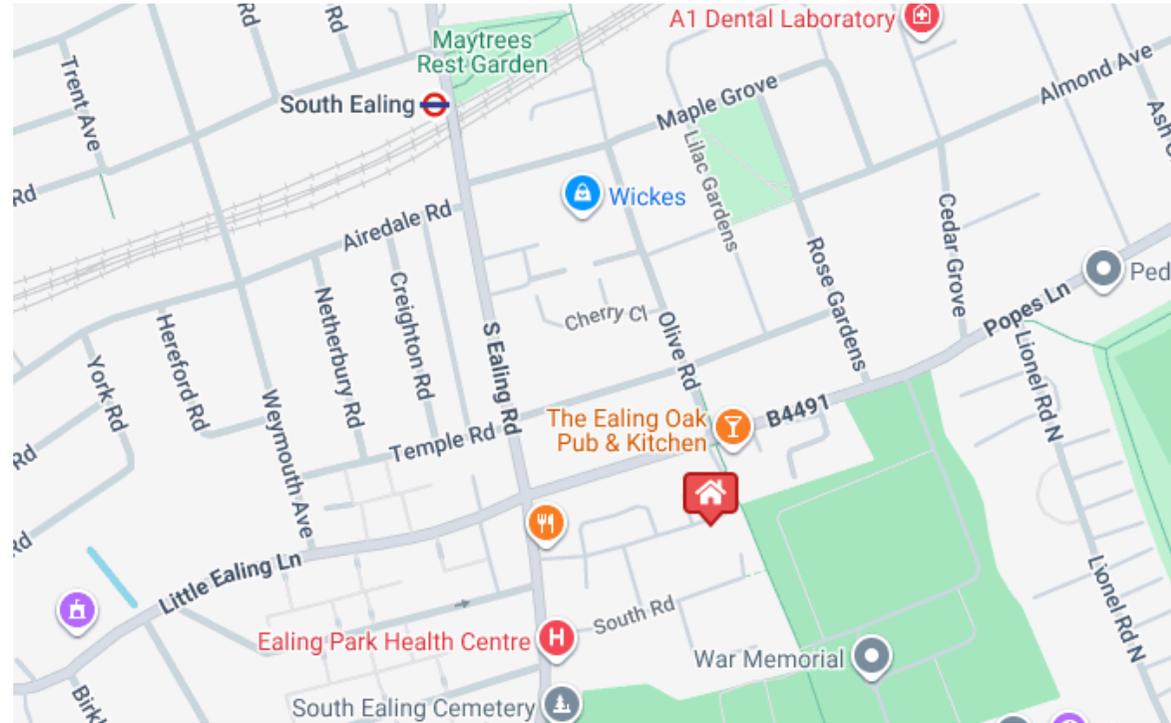
(CH = Ceiling Heights)



First Floor
 Approximate Gross Internal Area
 37.51 sq m / 404 sq ft



Second Floor
 Approximate Gross Internal Area
 37.40 sq m / 403 sq ft



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 | | |
| | 73 | 83 |

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 | | |
| | 70 | 79 |