



Leslie
& Co.

VALLEY HOUSE, MANOR ROAD, EALING, W13

Guide Price: **£375,000**



Leslie & Co





About the property

What the owner loves:

What first drew me to the flat was how incredibly light and airy it feels. With huge windows and an open outlook over the rooftops, it's filled with natural light and has a real sense of space and calm. The open-plan kitchen and living area makes it a fantastic space for entertaining - whether hosting friends for dinner or enjoying relaxed evenings at home, it always feels sociable and spacious.

I've always loved a morning coffee in the sun on the balcony, while the roof terrace is a real hidden gem - rarely used by other residents, it's felt like a private retreat. The panoramic views make it ideal for drinks with friends, sunbathing, a chilled yoga session, or even watching the New Year's fireworks.

The location is hard to beat. Being so close to the station means you can be anywhere quickly, yet everything you need is right on your doorstep. Great pubs, restaurants and cafés are all within walking distance, and Ealing has so much to offer.

Key features

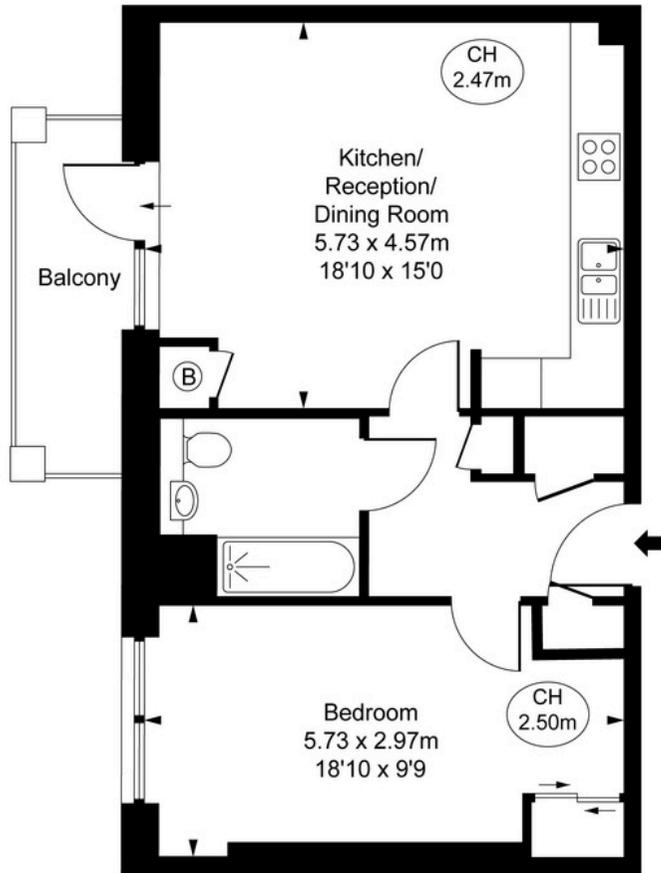
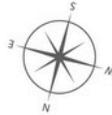
- Fourth-floor apartment with lift access
- Approx. 598 sq ft / 55.53 sq m of internal space
- Bright open-plan kitchen, living and dining area
- Private balcony with open outlook towards Drayton Green
- Large communal roof terrace with panoramic views
- Spacious double bedroom
- Modern bathroom suite
- Secure entry system
- Moments from West Ealing station (Elizabeth Line)

Material information

- Tenure - Leasehold
- Council Tax Amount - £1814.24 (Band C)
- Guide Price - £375,000
- Lease Start Date - 01/11/2015
- Lease Duration - 125 years
- Lease Years Remaining - 114 years
- Service Charge - £1932.00 yearly
- Ground Rent - £250.00 yearly



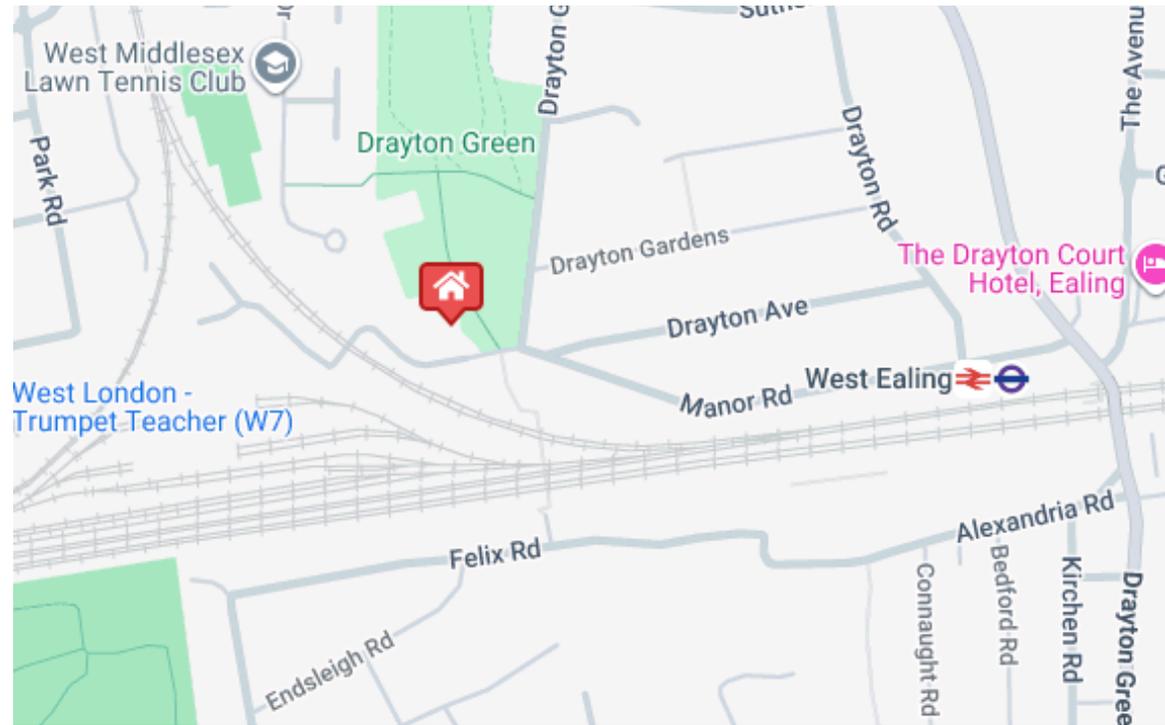
**Valley House,
 Manor Road, W13**
 Approximate Gross Internal Area
55.53 sq m / 598 sq ft
 (CH = Ceiling Heights)



Fourth Floor



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

