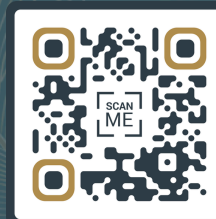




Leslie
& Co.

HASTINGS ROAD, EALING, LONDON, W13

Guide Price: **£2,000 PCM**



Leslie & Co





About the property

Nestled in the very heart of Northfields, this beautifully presented three-bedroom Victorian terraced house offers an exceptional blend of traditional charm and modern living. Set across three generous floors and boasting an impressive 1200 square feet, the home is immaculate throughout.

Flooded with natural light from large windows, each spacious room showcases elegant period features, with bright living spaces providing a warm and welcoming atmosphere.

All three bedrooms are well-proportioned and offer a sense of tranquillity and privacy, including a primary suite with its own stylish ensuite bathroom. An additional contemporary bathroom and plenty of cleverly integrated storage ensure comfort and convenience for family living.

The property's inviting kitchen seamlessly opens onto a substantial rear garden, ideal for al fresco dining or relaxed afternoons in peaceful surroundings. A true rarity in this sought-after location.

Perfectly situated just moments from Northfields' vibrant array of restaurants, independent cafés, boutique shops and leafy parks, residents benefit from exceptional local amenities. Families will appreciate close proximity to outstanding schools such as Fielding Primary School and Elthorne High School. For commuters, easy access to both the Piccadilly and Elizabeth lines ensures fast and convenient links to central London and beyond.

Key features

- Luxurious top-floor apartment
- Over 600 sq ft
- Steeped in modern elegance
- Moments from high-speed Elizabeth Line
- Close to wonderful parks and green spaces
- Two serene bedrooms
- Vibrant local neighbourhood

Material information

- Council Tax Amount - £2041.02 (Band D)
- Guide Price - **£2,000 PCM**



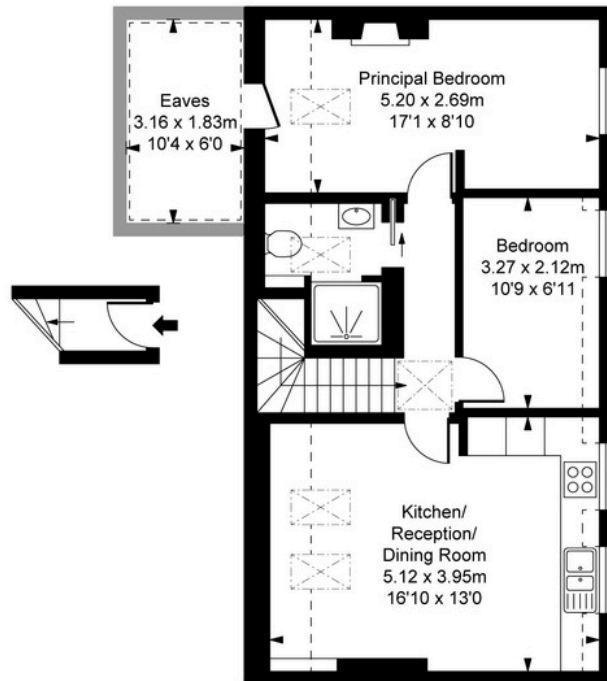
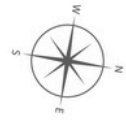
Hastings Road, W13

- Approximate Gross Internal Area
53.91 sq m / 580 sq ft
- Eaves Storage
5.78 sq m / 62 sq ft

Total Areas Shown On Plan
59.69 sq m / 643 sq ft

(Including restricted height
under 1.5m (-----))

(CH = Ceiling Heights)

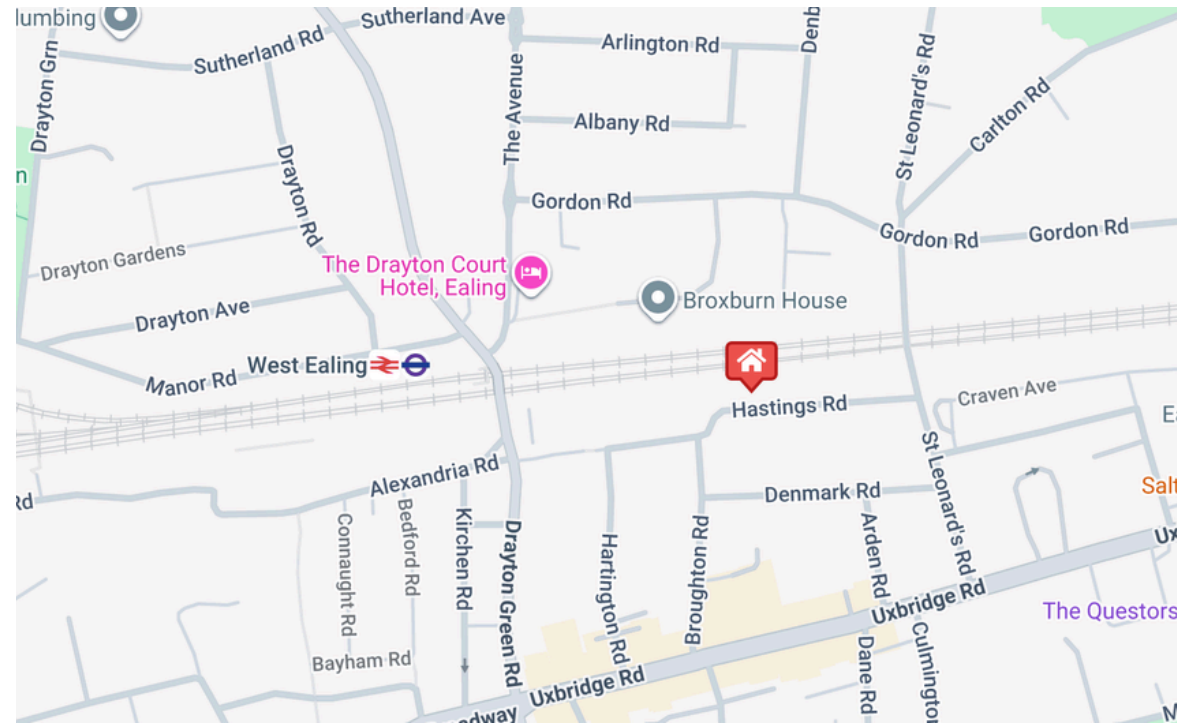


First Floor Entrance
Approximate Gross Internal Area
1.39 sq m / 15 sq ft

Second Floor
Approximate Gross Internal Area
52.52 sq m / 565 sq ft



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

