



Leslie
& Co.

WALDECK ROAD, EALING, LONDON, W13

Guide Price: **£1,500,000**



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About the property

Why we'd buy it

There's a lot of house here, and importantly, it's the kind of space that actually works for family life. At just over 2,100 sq ft, you've got five proper bedrooms, four bath/shower rooms and plenty of separation when everyone needs their own corner. Downstairs, the real star is the substantial open-plan kitchen/breakfast room, opening through bi-folding doors onto a wonderfully private south-facing garden. There's still a separate dining room and a generous front reception too, so going open-plan hasn't meant sacrificing the grown-up rooms.

The house has been beautifully refurbished with a smart contemporary finish and attractive wooden flooring, but it still has the proportions and handsome frontage you want from a period home. Add a driveway, utility room, excellent storage and a chain-free sale, and the practical boxes are very well covered. Then there's the location: a quiet, tree-lined road in the sought-after St Stephen's area, with West Ealing and its Elizabeth line station within walking distance. Five-bedroom family houses with this much space, a south-facing garden and off-street parking aren't exactly ten-a-penny around here.

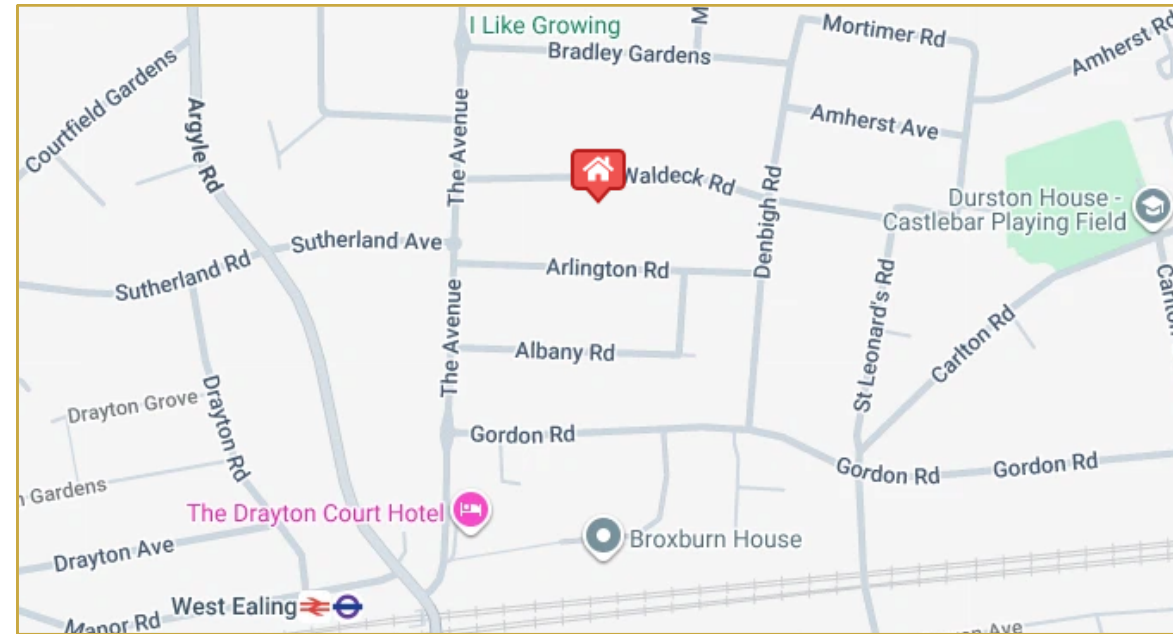
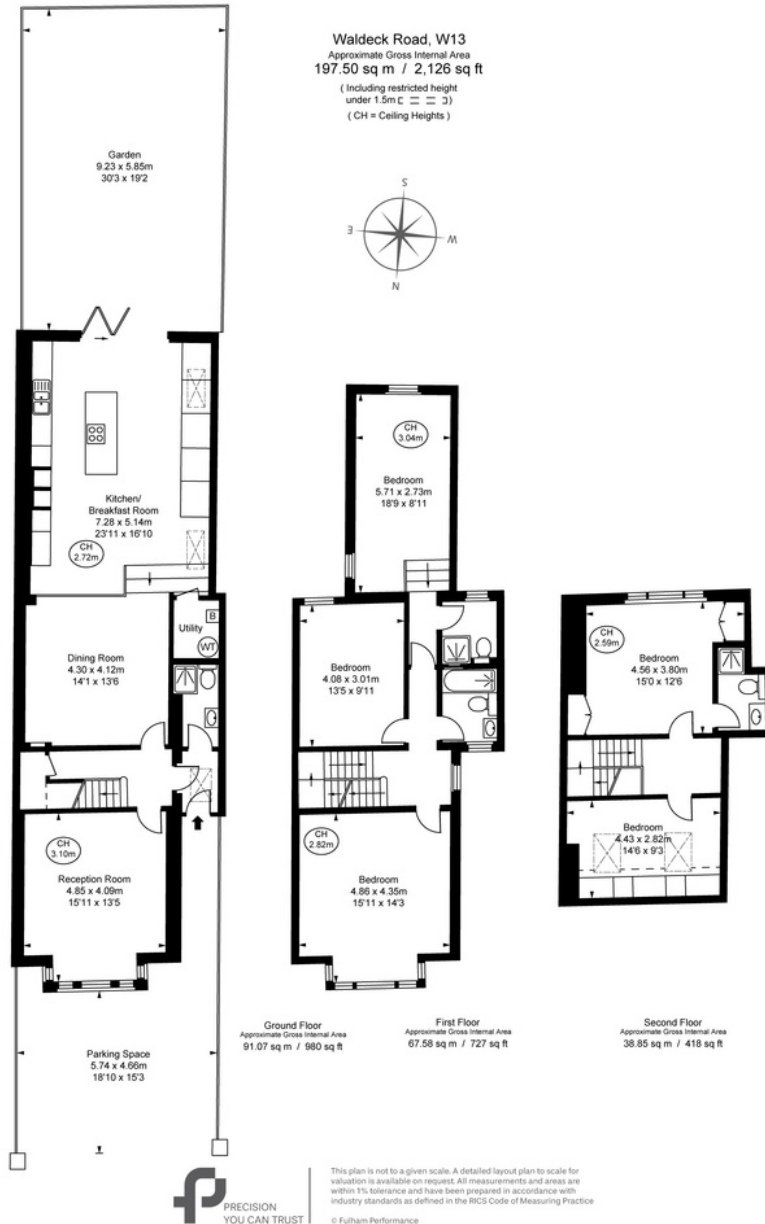


Key features

- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Five Bedroom Semi-Detached House
- Over 2,100 Sq Ft
- Beautifully Refurbished Throughout
- Four Bathrooms / Shower Rooms
- Large Open-Plan Kitchen / Breakfast Room
- Private South-Facing Garden
- Off-Street Parking
- St Stephen's Area, Walking Distance to the Elizabeth Line

Material information

- Tenure - Freehold
- Council Tax Amount - £3564.00 (Band G)
- Guide Price - **£1,500,000**



Key Facts for Buyers



Energy Performance Certificate

Energy Efficiency Rating

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