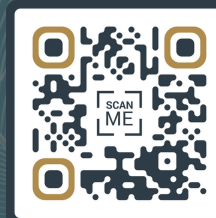




Leslie  
& Co.

ELERS ROAD, EALING, EALING, LONDON, W13

Guide Price: **£2,350,000**



Leslie & Co









## About the property

What the owner loves:

We wake to the sound of bird song and watch the sunrise over Lammas Park, then enjoy a rainforest shower or long soak in the bath, both with park views from our master en-suite. We get our toddler up and head downstairs into the kitchen / family room where he can play and watch the birds and squirrels in the garden, while we make a morning brew and breakfast.

This...among so many other things is why we adore our home. The reason we bought it is its location and high ceilings with 2m high windows. We're right in front of Lammas Park so we get the colourful views of the trees and the park as the seasons change, as well as tree top views at the back as the area is so leafy. No amount of internal changes could get us that! We're also about 10-15 min walk to anywhere we want to get to in Ealing: Ealing Broadway station (Elizabeth, Central & District lines), the shopping centre and the cinema is a walk through Walpole park; South Ealing and Northfield stations (Piccadilly line) are a walk through Lammas park; Northfields with its independent shops is at the end of the road and Olde Ealing with its fab coffee shops & pastries is about 7 mins walk.



## Key features

- Stunning Victorian home overlooking Lammas Park
- Five bedrooms & three luxury bathrooms with motion lighting
- Show-stopping open plan kitchen and family space with bespoke glazing
- Principal suite with luxury en-suite bathroom and park views
- Bespoke Harvey Jones kitchen with Fisher & Paykel fridge freezer and other premium appliances
- High ceilings, period features and modern architectural finishes
- Triple-glazed Velux and Roseview conservation sash windows
- Landscaped garden with lighting, power, and sprinkler system
- Off-street parking with charging point and secure side access
- Prime Ealing location near Ealing Broadway, Northfields and South Ealing stations

## Material information

- Tenure - Freehold
- Council Tax Amount - £3401.70 (Band G)
- Guide Price - £2,350,000





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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