



Leslie
& Co.

THORPE HALL MANSIONS, EATON RISE, EALING, LONDON, W5

Guide Price: **£500,000**



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About the property

What the owner loves:

What I love most about this home is how incredibly light and airy it is. The amount of storage is fantastic; it's made keeping this spacious place neat and tidy so easy. I really value the peace of mind that comes with being on the first floor; it just feels safer and more secure. But my absolute favourite spot is the private balcony - it's my perfect retreat, and I just adore sitting out there enjoying the nice views.

Why we'd buy this home:

Size and positioning! Perfectly placed between two of Ealing's best worlds, this home sits right where convenience meets community. To one side, you have Ealing Broadway - with its shops, restaurants, and the super-fast Elizabeth Line connecting you effortlessly across London.

Key features

- Expansive First Floor Flat
- Fantastic Natural Light Throughout
- Excellent Schools Nearby
- Private Garage
- Private South-Facing Balcony
- Well-Maintained Communal Gardens
- Nestled perfectly between Ealing Broadway and Pitshanger Village
- Some images feature virtual staging



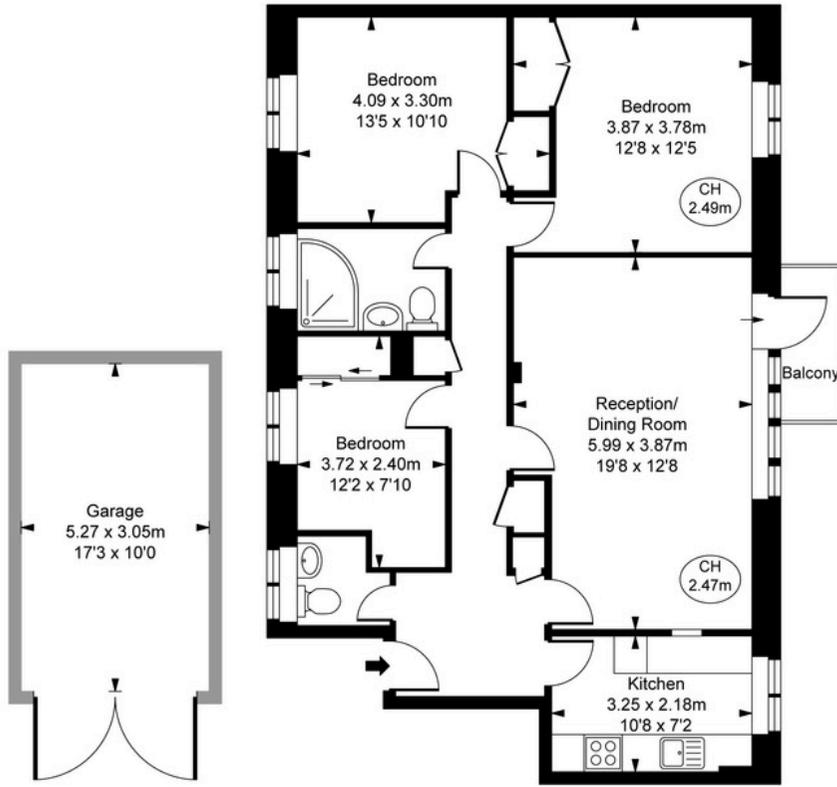
Material information

- Tenure - Leasehold
- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £500,000
- Lease Start Date - 01/04/1974
- Lease Duration - 999 years
- Lease Years Remaining - 947 years
- Service Charge - £4880 yearly
- Ground Rent - £25 yearly



Thorpe Hall Mansions, W5

- Approximate Gross Internal Area
82.88 sq m / 892 sq ft
- Garage
16.07 sq m / 173 sq ft
- Total Areas Shown On Plan
98.95 sq m / 1,065 sq ft
- (CH = Ceiling Heights)



Ground Floor
(Not Shown in actual location or orientation)

First 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			84
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			