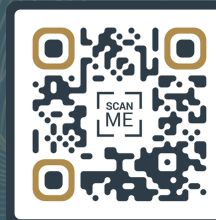




Leslie
& Co.

SEAFORD ROAD, EALING, W13

Guide Price: **£2,750 PM**



Leslie & Co





About the property

What the owners love:

We've lived in this flat for 12 years and it's been a very happy home for us as we grew into a family. What we've always loved most is how bright and spacious it feels, with lots of natural light coming through, and a real sense of calm as soon as you walk in.

We refurbished it ourselves over time, which means every detail has been thought through carefully. The street is quiet and leafy, with a really pleasant outlook that makes it feel a bit removed from the busyness of London.

At the same time, everything you need is close by - Northfields is just a short walk away and has a great mix of independent shops, cafés, restaurants and pubs. We also often walk to Ealing Broadway for the cinema or a bit of shopping. With great transport links, outstanding schools and lots of beautiful parks nearby, it's been a wonderful place to live and we'll genuinely miss it.

Why we would rent this home:

This is a truly impressive split-level flat, boasting over 800 sq ft of internal space with a natural and pleasing flow. Designed to maximize both space and privacy, the unique layout offers a house-like feel with impressive natural light flooding beautifully throughout the entire property.

Key features

- Wonderful split level apartment
- Over 800 sq ft of thoughtful accommodation
- Outstanding schools nearby
- Nestled perfectly between Northfields and West Ealing
- Exceptional transport links
- Three well-proportioned bedrooms
- Generous living room with lovely bay window
- Impressive natural light throughout
- Abundance of local amenities
- Surrounded by beautiful parks and green spaces

Material information

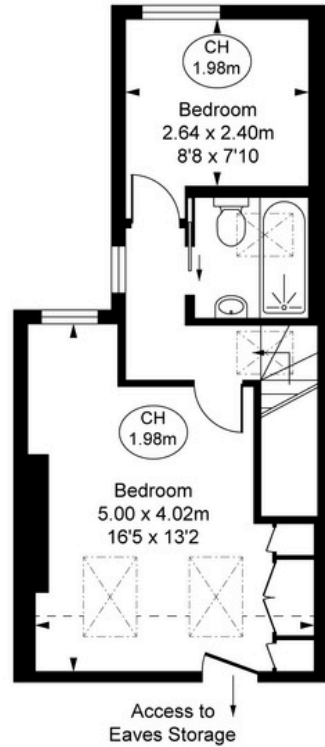
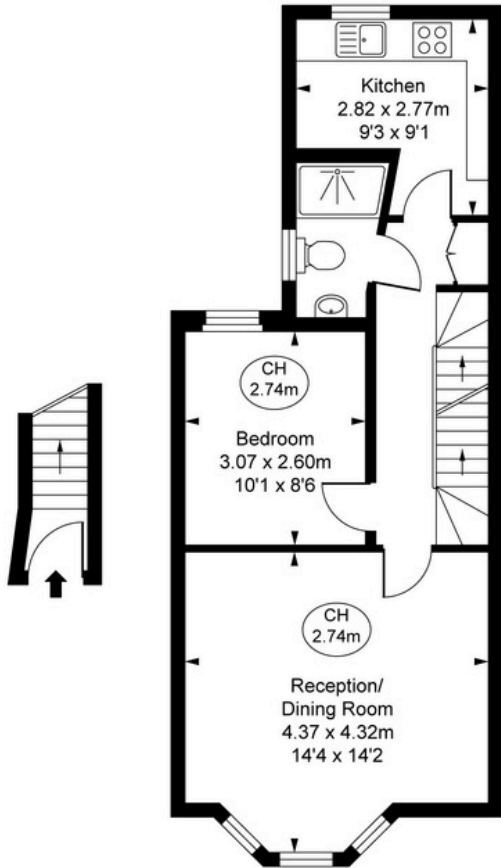
- Council Tax Amount - £1900.92 (Band C)
- Guide Price - **£2,750 PM**



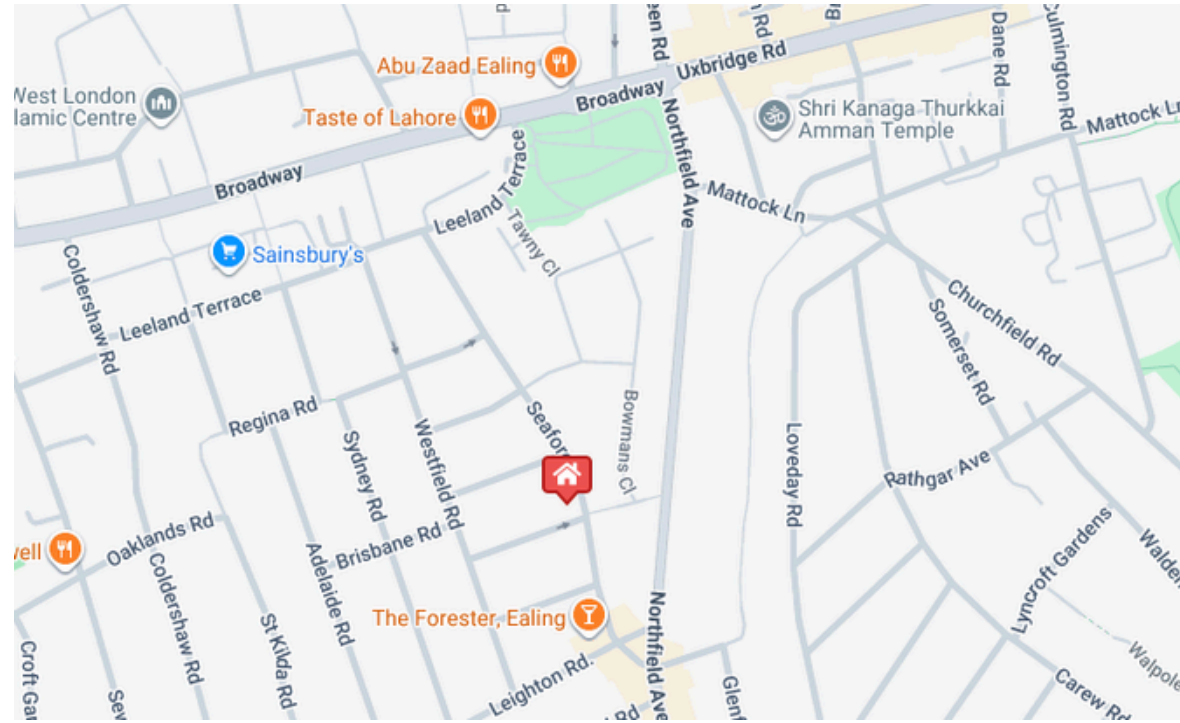


Seaford Road, W13
 Approximate Gross Internal Area
77.72 sq m / 837 sq ft

(Including restricted height
 under 1.5m [-----])
 (CH = Ceiling Heights)



First Floor
 Approximate Gross Internal Area
 43.33 sq m / 466 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

