



Leslie
& Co.

MONTAGUE ROAD, EALING, LONDON, W13

Guide Price: **£1,350,000**



Leslie & Co





About the property

What the owner loves:

We have been very fortunate to call this house our home. Located in a good neighbourhood and nestled on a quiet tree-lined road, our home has been the backdrop to 45 years of cherished memories. Our children grew up here, playing with their friends and filling the place with joy and laughter. The interior is spacious and had enabled us to host countless gatherings and celebrations with family and friends over the years.

Our home is light and airy, offering a sanctuary of calm, tranquillity, and security. It has given us lots of wonderful memories, joy and comfort. As we pass the keys on, we hope the new owners will enjoy the home as much as we did.

Why we'd buy it

Some houses just feel settled in the best possible way. Not tired, not dated, just deeply loved. And 15 Montague Road has that feeling from the moment you walk through the door.

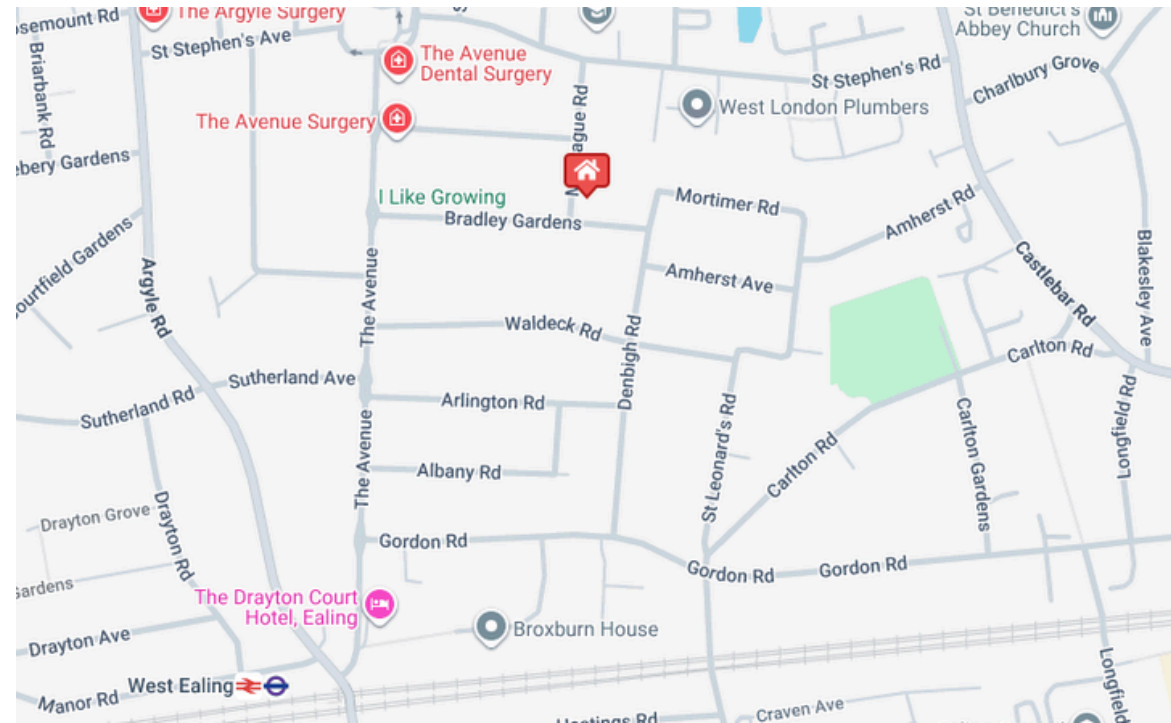
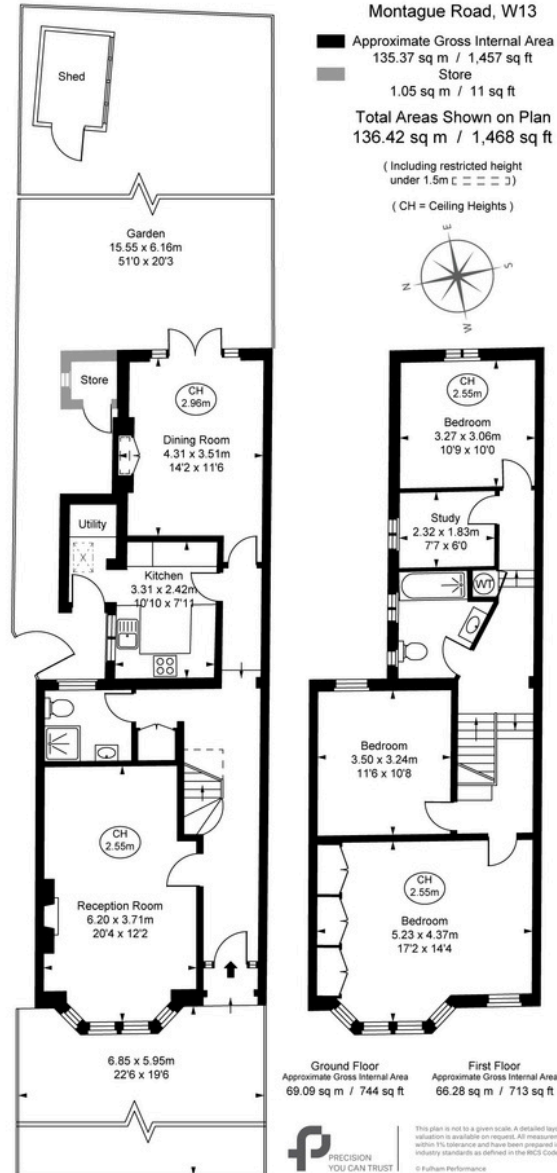


Key features

- Four-bedroom family home
- Driveway parking for 2 cars
- Over 1,450 sq ft of accommodation
- Beautiful 51ft rear garden
- Large bay-fronted reception room
- Separate dining room overlooking the garden
- Kitchen with separate utility room
- Downstairs shower room and first floor bathroom
- Quiet tree-lined residential road
- Potential to extend subject to the usual consents
- Buyer information pack available
- Secure with reservation or deposit agreement

Material information

- Tenure - Freehold
- Council Tax Amount - £3564.22 (Band G)
- Guide Price - **£1,350,000**



Energy Efficiency Rating

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

