



Leslie  
& Co.

GORDON ROAD, EALING, W13

Guide Price: **£400,000**



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## About the property

Nestled in a prime Ealing location, this expansive one-bedroom period conversion offers a rare blend of character, space, and modern versatility. Unlike a standard one-bedroom flat, this home provides an incredible amount of space, featuring its own private entrance and a unique layout that caters to the demands of contemporary urban living.

The property boasts a generous reception room filled with natural light, a kitchen with space for dining, a serene and generous double bedroom, and a basement which boasts an additional shower room and other versatile spaces for a gym, cinema room or somewhere guests can stay.

Step outside to your own large, private rear garden - a true sanctuary in the heart of London. Whether you are hosting summer barbecues or enjoying a quiet morning coffee, this outdoor space is a significant asset. Additionally, the property includes an allocated off-street parking space, removing the stress of London parking.



## Key features

- Expansive one-bedroom period conversion
- Large private rear garden
- Off-street allocated parking
- Private entrance
- Additional gym / guest room / cinema room
- Fantastic central location
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

## Material information

- Tenure - Leasehold
- Council Tax Amount - £1814.24 (Band C)
- Guide Price - £400,000
- Lease Start Date - 01/01/2000
- Lease Duration - 999 years
- Lease Years Remaining - 972 years
- Service Charge - £0 yearly
- Ground Rent - £0 yearly



**Gordon Road, W13**

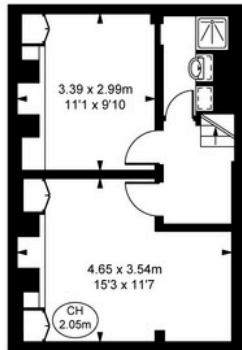
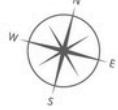
■ Approximate Gross Internal Area  
 84.07 sq m / 905 sq ft

■ Cellar  
 8.44 sq m / 91 sq ft

Total Areas Shown On Plan  
 92.51 sq m / 996 sq ft

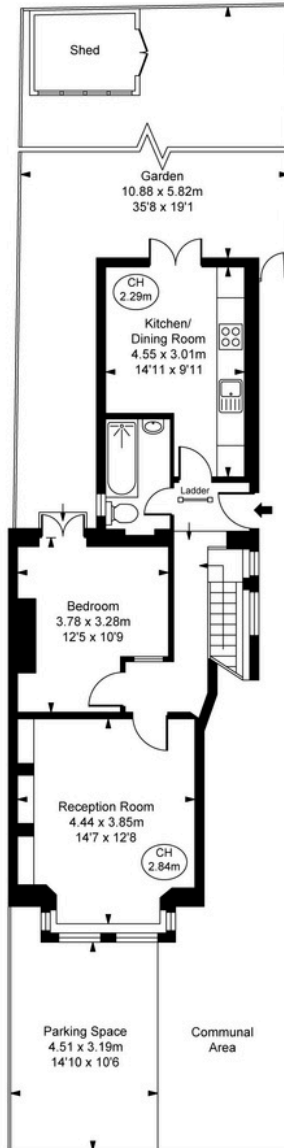
(Including restricted height  
 under 1.5m (---))

(CH = Ceiling Heights)

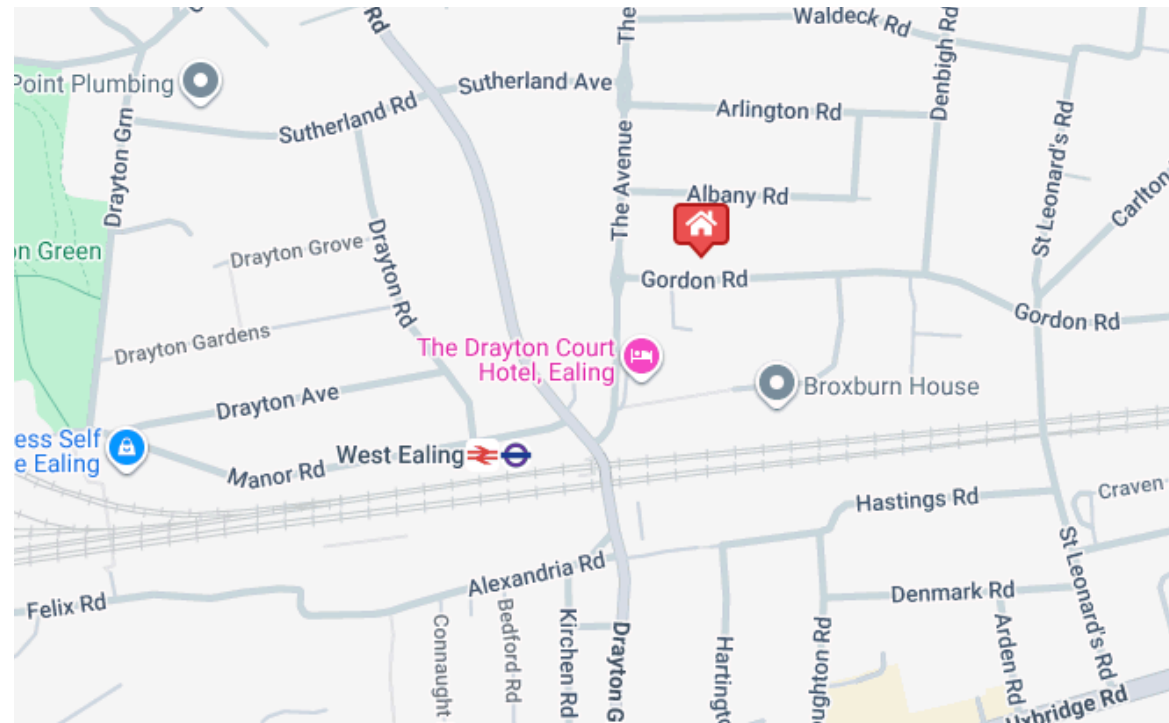


Lower Ground Floor  
 Approximate Gross Internal Area  
 32.28 sq m / 347 sq ft

Ground Floor  
 Approximate Gross Internal Area  
 51.79 sq m / 557 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

