



Leslie
& Co.

EATON RISE, EALING, W5

Guide Price: **£600,000**



Leslie & Co





About the property

What the owner loves:

67 Eaton Rise has been our home for the past six years — a place where we live, work and socialise. We fully renovated the property in 2020, transforming it into a beautiful, modern space with complete rewiring, new plumbing and full redecoration throughout. Designed with convenience in mind, it's an incredibly easy house to live in — perfect for our busy lives.

Its triple-aspect position fills the house with natural light, from sunrise in the principal bedroom to the golden glow of sunset in the open-plan kitchen and living area. We love sitting at the breakfast bar on a Saturday morning and whipping up some pancakes. The bathroom is always a real 'wow' factor for guests — especially the Bluetooth speakers in the mirror!

We also love the location. It's just a short walk to Pitshanger, with its beautiful park and excellent coffee from Cinnamon, and an even shorter walk to Ealing Broadway and the convenience of the Elizabeth Line (an extra ten minutes in bed in the morning is always appreciated!)



Key features

- Stunning split level maisonette
- High-spec & high-tech throughout
- Completely chain-free
- Garden-facing private terrace
- Two double bedrooms
- Beautiful communal gardens
- Separate adjoining garage
- Moments from Ealing Broadway

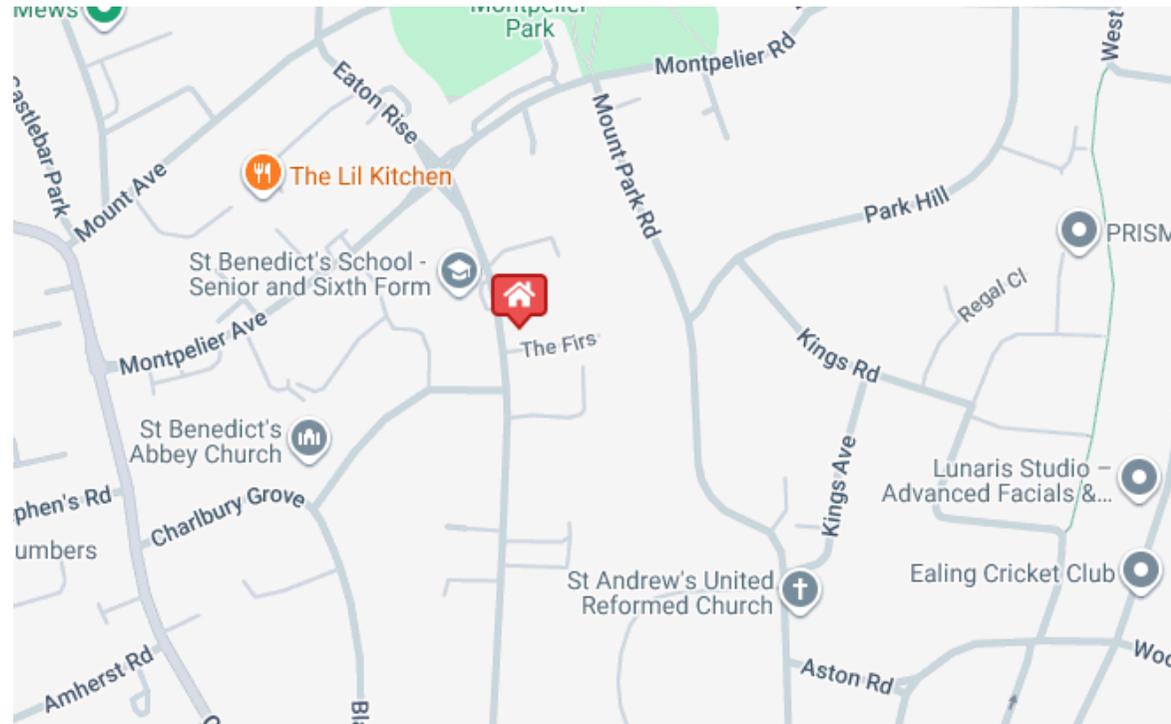
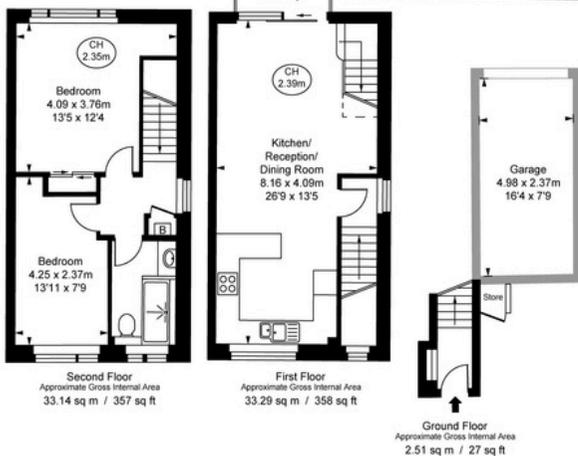
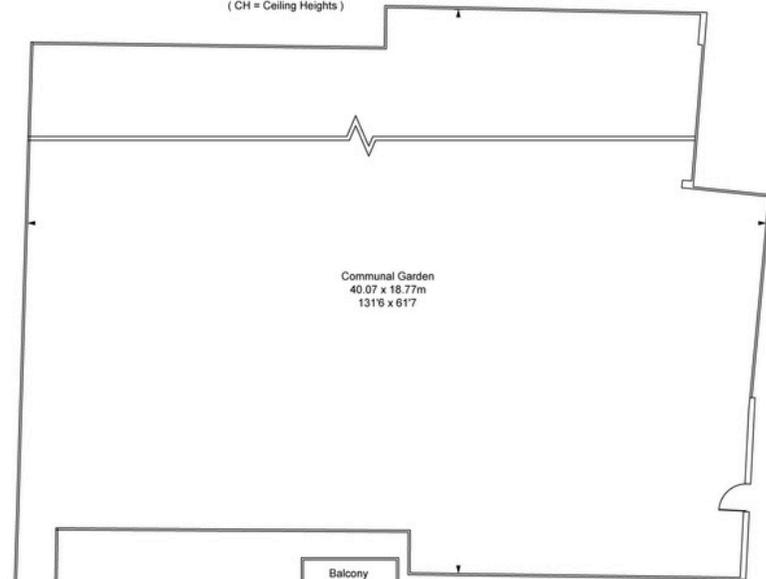
Material information

- Tenure - Share of Freehold
- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £600,000
- Lease Start Date - 19/09/2012
- Lease Duration - 999 years
- Lease Years Remaining - 985 years
- Service Charge - £1300.00 yearly



Eaton Rise, W5

- Approximate Gross Internal Area
68.94 sq m / 742 sq ft
- Garage
11.81 sq m / 127 sq ft
- Total Areas Shown on Plan
80.74 sq m / 869 sq ft
- (Including restricted height
under 1.5m C = = = =)
- (CH = Ceiling Heights)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

