



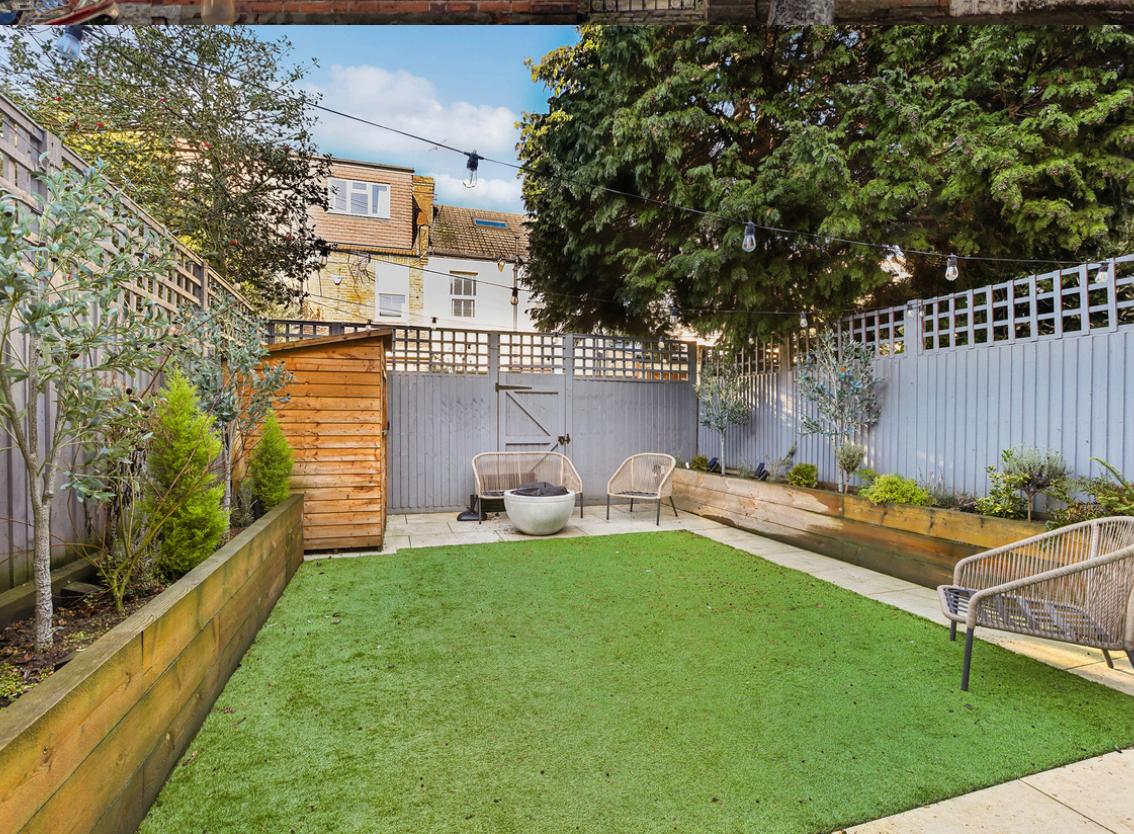
Leslie  
& Co.

CLAYGATE ROAD, EALING, LONDON, W13  
Guide Price: £1,100,000



Leslie & Co





## About the property

### What the owners love:

This home and Northfields is very dear to us. We moved here during our first pregnancy and later welcomed our two boys, making this the backdrop to so many happy family memories.

In winter, we love lighting the log burner and enjoying cosy evenings in the living room. The kitchen/dining room is the heart of our home. It's a large, social space where we cook, eat, play and host, allowing us to all be together in one place.

In summer, the garden becomes our favourite spot, especially for BBQs.

We've also loved being close to Lammas and Walpole Parks, enjoying them through every season.

Most of all, we've loved this home, the community, and the life we've built in Northfields. We will truly miss it.

## Key features

- Period family home in the heart of Northfields
- Cira 1500 sq ft
- Four bedrooms
- Separate front reception room with log burner
- Double-glazed timber sash windows
- Low-maintenance rear garden with rear access
- Potential to extend (STPP)
- Close to Fielding Primary School and other popular local schools
- Excellent transport links via Northfields station
- Easy access to Lammas and Walpole Parks

## Material information

- Tenure - Freehold
- Council Tax Amount - £2948.14 (Band F)
- Guide Price - £1,100,000



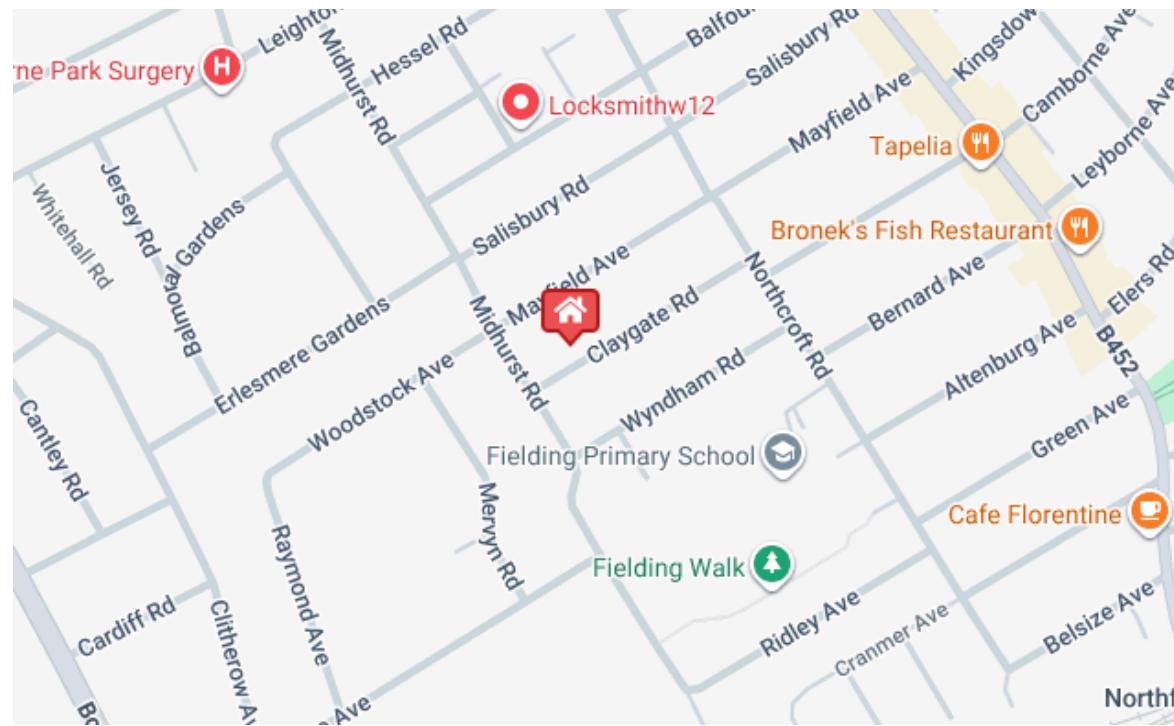
PAUL LESLIE

Director

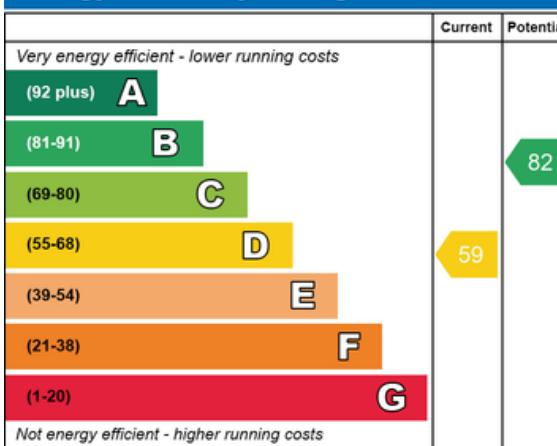
020 3488 6445

07738 401 822

paul@leslieandcompanyuk.com



## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

