



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.



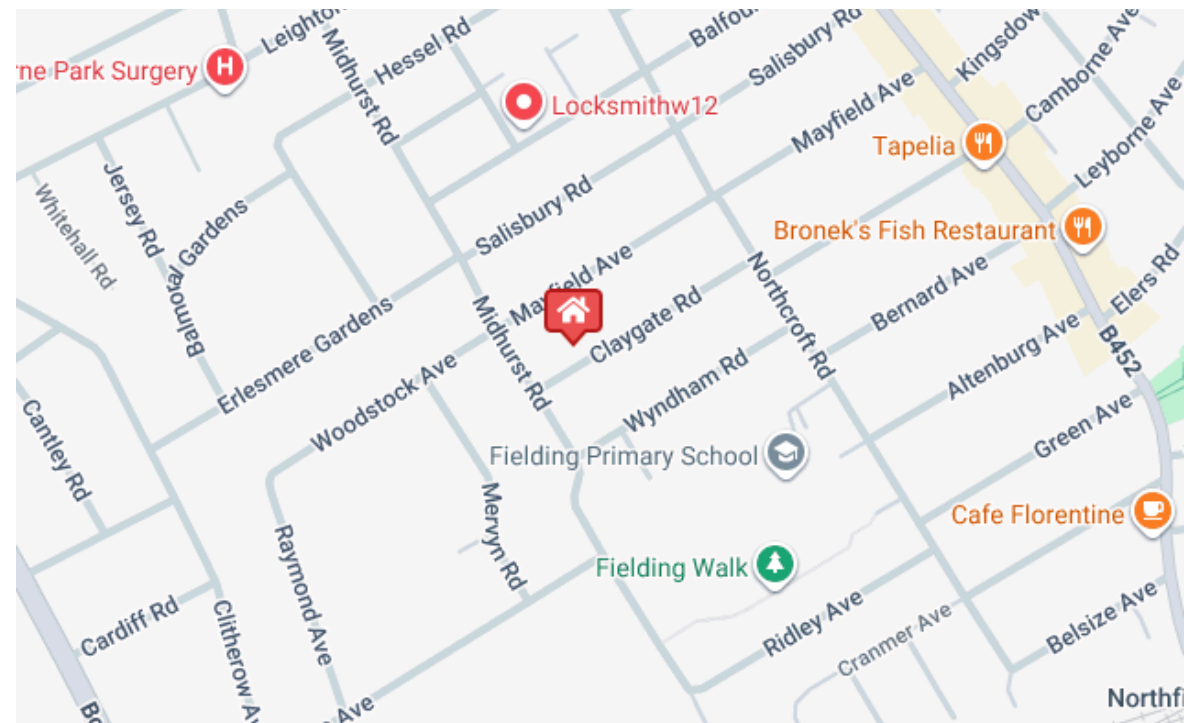
## Key features

- Period family home in the heart of Northfields
- Circa 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





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	82

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	50	77