



Leslie  
& Co.

HASTINGS ROAD, EALING, W13

Guide Price: **£425,000**



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## About the property

Step into this luxurious designer apartment on Hastings Road in the heart of Ealing, offering over 600 sq ft of bespoke, refined living space. Steeped in modern elegance, this beautiful top floor home is perfectly tailored for both relaxation and entertaining.

The property boasts a gorgeous open-plan living space, two serene bedrooms and a contemporary bathroom. Every detail of the interior has been carefully considered to create a sophisticated yet inviting atmosphere, offering a fantastic space for hosting dinner parties with friends or simply unwinding after a busy day.

Situated in a vibrant local neighbourhood, you are just moments from the high-speed Elizabeth Line, offering seamless connections to the City, the West End, Heathrow and beyond.

The surrounding area caters to every lifestyle need; a short stroll leads to wonderful green spaces like Walpole Park, alongside excellent local amenities including Waitrose, beloved independent coffee shops, and unique local grocers.

## Key features

- Luxurious top-floor apartment
- Over 600 sq ft
- Steeped in modern elegance
- Moments from high-speed Elizabeth Line
- Share of freehold
- Close to wonderful parks and green spaces
- Two serene bedrooms
- Vibrant local neighbourhood
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

## Material information

- Tenure - Share of Freehold
- Council Tax Amount - £2041.02 (Band D)
- Guide Price - £425,000
- Lease Start Date - 01/01/2025
- Lease Duration - 999 years
- Lease Years Remaining - 997 years



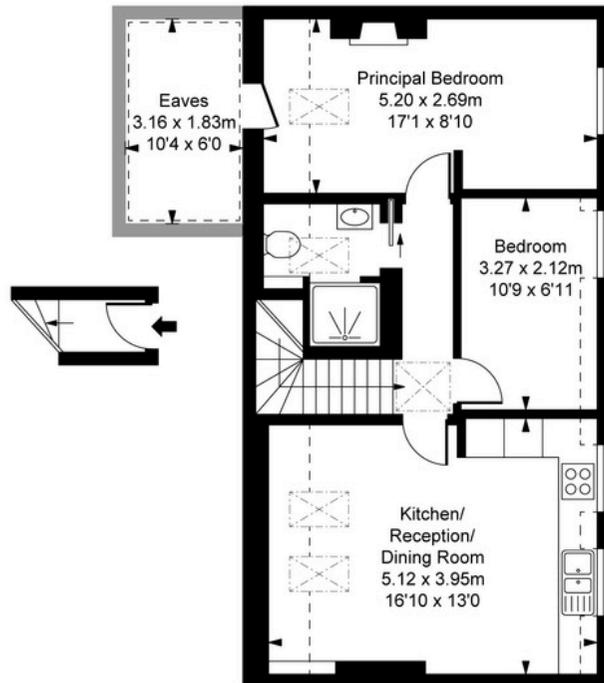
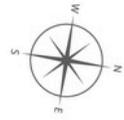
## Hastings Road, W13

- Approximate Gross Internal Area  
53.91 sq m / 580 sq ft
- Eaves Storage  
5.78 sq m / 62 sq ft

Total Areas Shown On Plan  
59.69 sq m / 643 sq ft

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

(CH = Ceiling Heights)

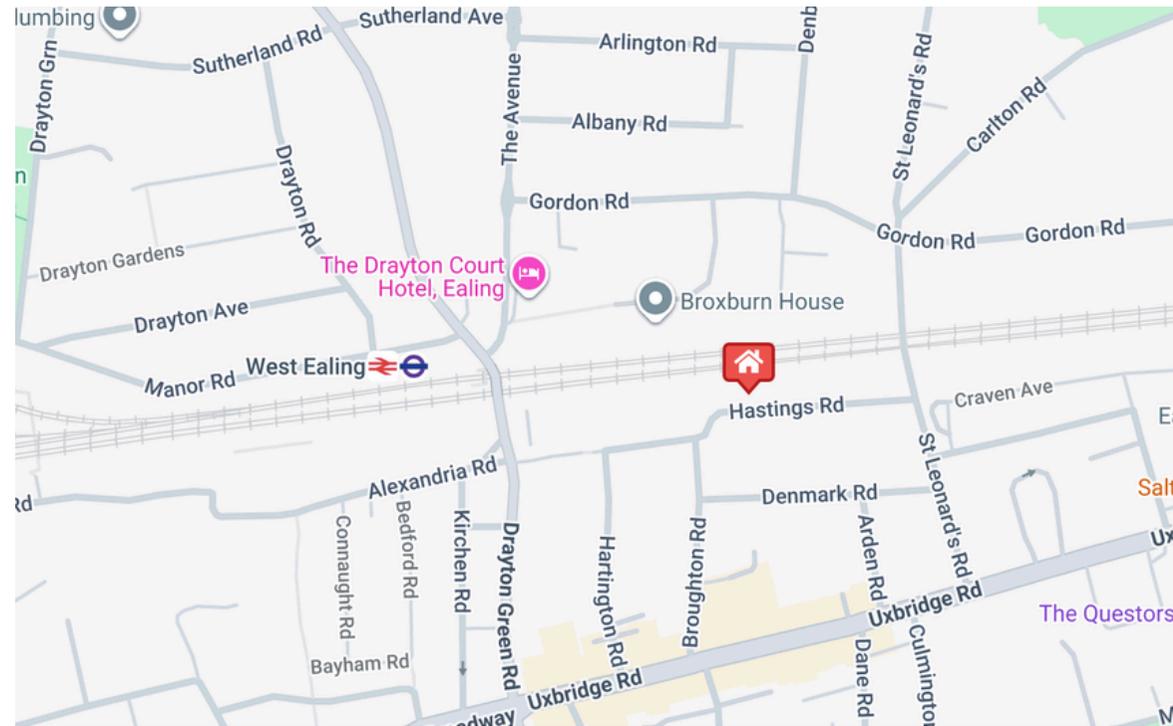


First Floor Entrance  
Approximate Gross Internal Area  
1.39 sq m / 15 sq ft

Second Floor  
Approximate Gross Internal Area  
52.52 sq m / 565 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>		
(69-80) <b>C</b>	77	77
(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		

