




LESLIE & CO

PASSIONATE ABOUT PROPERTY

LYNTON AVENUE, EALING, LONDON, W13

Guide Price: **£550,000**



 Leslie & Co





About the property

Neatly positioned within a period semi-detached building on tree-lined Lynton Avenue, this 2-bedroom, 1-bathroom home offers fantastic living with great space, unbeatable location and iconic style, and is available immediately.

Step inside beyond the classic brick exterior and through the private entrance to discover an excellently maintained dwelling that showcases gorgeous natural light by day, seamless LED downlighting by night, and a colour palette that combines soft tones with warm wood to create a real sense of welcome.

Both bedrooms are generously sized, with the central bedroom maintaining a built-in wardrobe for storage that doesn't impede on space, and the front bedroom features an elegant bay window. The bathroom is complete with modern fittings and finishes, including a shower-over-bath.

Well-equipped for the home cook, the kitchen comes ready with a gas hob, stainless-steel appliances, plentiful benchtop space and bountiful storage within the pristine modern cabinetry, while the connected open-plan dining and living area provides real room to stretch out and relax.



Key features

- Chain free
- 2 bedrooms
- 1 bathroom
- Large private garden
- Lovey residential street
- Close to the Elizabeth Line
- Permit parking
- Superb location
- Period conversion
- Wooden flooring throughout
- 740 sq ft / 69 sq m
- Computer-generated-3D furniture has been added to some rooms

Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band D**
- Guide Price - **£550,000**
- Lease Start Date - **25/03/2006**
- Lease Duration - **999 years**
- Lease Years Remaining - **980 years**



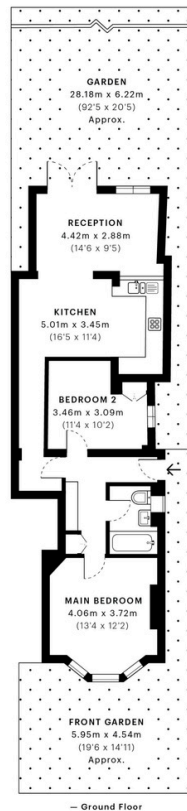
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Lynton Avenue, W13
 CAPTURE DATE 12/11/2022 LASER SCAN POINTS 71639.596

GROSS INTERNAL AREA
 68.99 sqm / 742.60 sqft



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		72	77			70	77

GROSS INTERNAL AREA (GIA)
 The sum of the internal areas of all floors above ground level.
 68.99 sqm / 742.60 sqft

NET INTERNAL AREA (NIA)
 Excludes walls and external features.
 Includes external walls and roof height.
 64.21 sqm / 691.15 sqft

EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandahs, etc.
 0.00 sqm / 0.00 sqft

ADDITIONAL ROOMS/FEATURES
 Listed on page 13 of the report.
 0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurements captured in the scan.

PIPS 30 RESIDENTIAL 6487 sqm / 702.39 sqft
 PIPS 31 RESIDENTIAL 6421 sqm / 694.30 sqft

SPFC ID: 5636e3f87df3c0de7aa7do5