







## About the property

What the owner loves ❤️:

I have loved living in my little house (maisonette) albeit for a short time. Sadly and reluctantly I have to leave due to a change in my personal circumstances. There is so much to like about this home. First, it feels like a house because it is on two floors with the bedrooms upstairs...I like going "up to bed". The whole apartment is light and airy and feels much more spacious than many houses I have seen. I love the way it is decorated and that there are beautiful floorboards throughout.

Everything has been done to a high specification and I have not wanted to change a thing although I did swap the curtains in the living room for bespoke shutters. The main bathroom is huge and tasteful and there are loads of storage spaces. There is some lovely, imaginative lighting especially in the living room and the bathroom.

I love the location. Burnham Way is a quiet road but transport links are great and various shops are easily accessible. There are several parks and fields nearby as well as the canal where I can walk my dogs or go for runs.

There are three flats in the building and the neighbours are wonderful. It is a pleasure to hold a share of the freehold with them. I hope the next owner is as happy as we have been.

### Key features

- Share of Freehold
- Two-Bed, Two-Bath
- Over 1,200 sq ft
- Immaculate Condition
- Private Sunny Garden
- Off-Street Parking
- Brilliant Location
- Superb Storage
- Excellent EPC Rating
- Beautifully Decorated

### Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band D**
- Guide Price - **£675,000**
- Lease Start Date - **14/12/2021**
- Lease Years Remaining - **999 years**
- Lease Duration - **996 years**
- Service Charge - **£700 yearly**



**PAUL LESLIE**

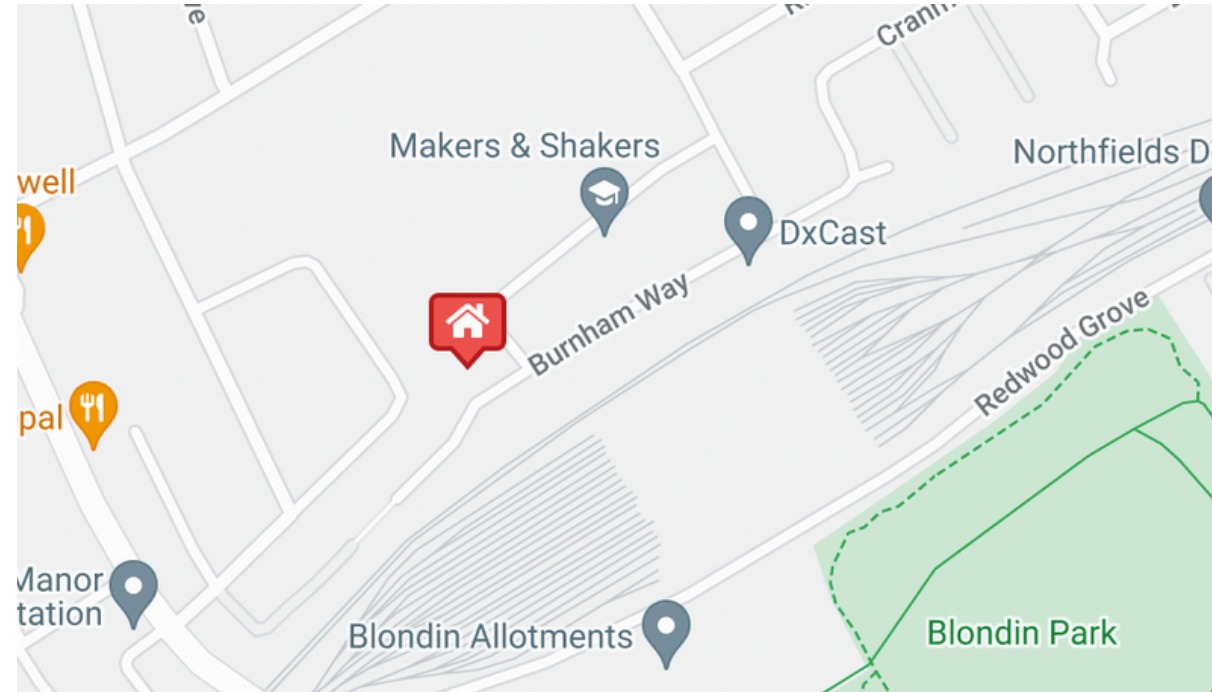
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**Burnham Way, W13**

Approximate gross internal area  
 117.33 sq m / 1263 sq ft  
 (Including Eaves Storage)  
 Eaves Storage  
 7.62 sq m / 82 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright of Outline.



**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>	80	80
(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		

**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>	79	79
(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		