







About the property

What the Owner Loves:

"I love the community feel we've built up with the neighbours you don't need to be in each other's pockets but you know if you need anything they're there to help. It feels safe.

I love being so close to the parks and green space on the doorstep as well as walking distance to shops.

Kew is also on the doorstep - another little bit of heaven and my happy place. Chiswick Richmond, and Kingston are not too far away too. The diversity of the community is amazing and I love the peace - it's quite a quiet street."

What the agent says:

Enjoy The Best Of Ealing On Your Own Terms. This first-floor flat is close to the action when you want to hit the shops, grab something to eat or enjoy plentiful green space. But it's also the perfect place to just kick back & enjoy a quiet night in.



Key features

- Brilliant Location for West Ealing tube
- Abundance of Period Charm
- Turnkey Ready for the next owner
- Huge West facing communal gardens
- Two bedrooms
- Two bathrooms
- Beautiful entrance hall

Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band C**
- Guide Price - **£650,000**
- Lease Duration - **999 years**
- Lease Years Remaining - **982 years**
- Service Charge - **£200 yearly**

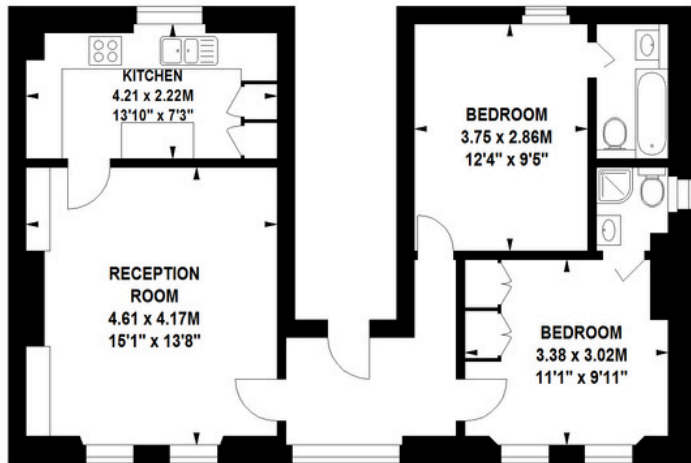


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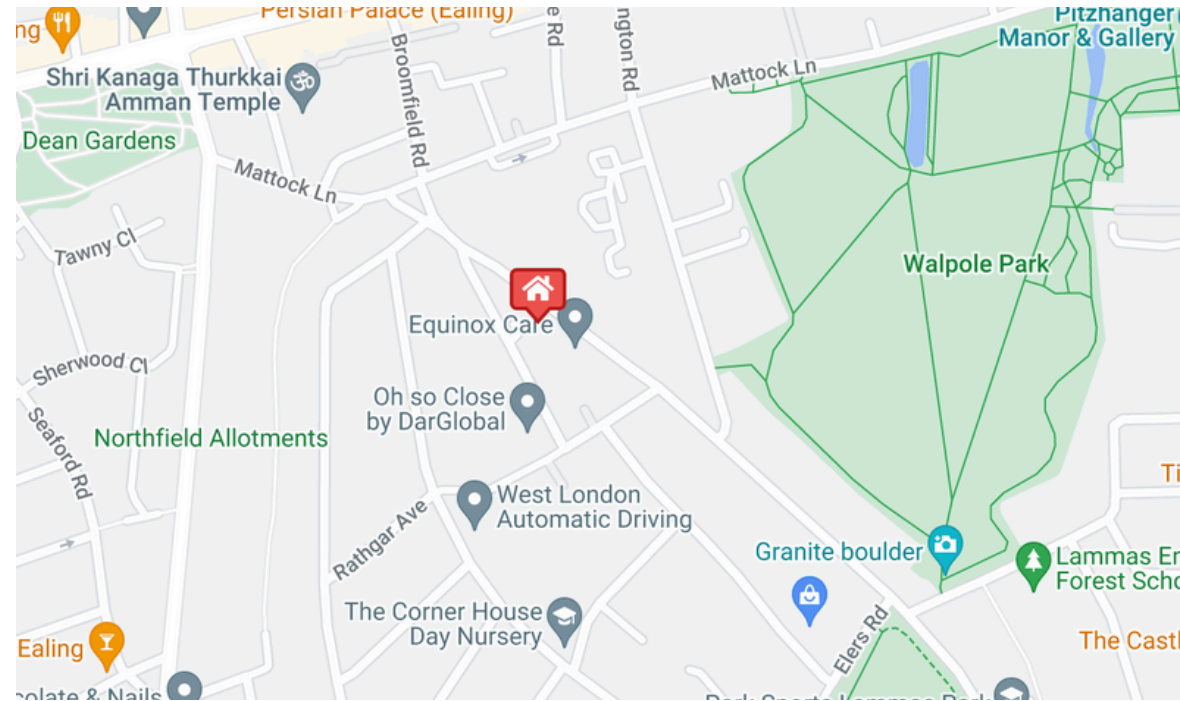
Approximate gross internal area
62.61 sq m / 674 sq ft

Key :
CH - Ceiling Height



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards. © Outline.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D		67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		