



SUTHERLAND ROAD, EALING, LONDON, W13

Guide Price: **£600,000**



 Leslie & Co





About the property

What the owners love:

We love having our morning coffee on the terrace with the sitting room doors wide open. While it's at the front of the property, the hedge and high walls give it a secluded, secret garden-esque feel. We have painted each room a distinct different colour to define each space, allowing all the rooms to have their own personality. The short and easy walk to the station is a joy and something we will miss - the (almost) straight-line direction is an easy guide for visitors who use the Elizabeth Line to come over for dinner.

What the agent says:

Step inside this immaculately presented two-bedroom apartment and discover your first delightful foray into homeownership. Exuding charm and character, this gem of a residence is a perfect find for first-time buyers eager to establish their roots in a vibrant and well-connected neighbourhood.



Key features

- Wonderful Contemporary Apartment
- Fantastic Transport Links
- Beautifully Decorated Throughout
- Immaculately Presented
- High-Spec Finish
- Sunny Private Garden
- Off Street Parking
- Abundance of Natural Light
- Close to Lovely Parks
- Buyer Information Pack Available

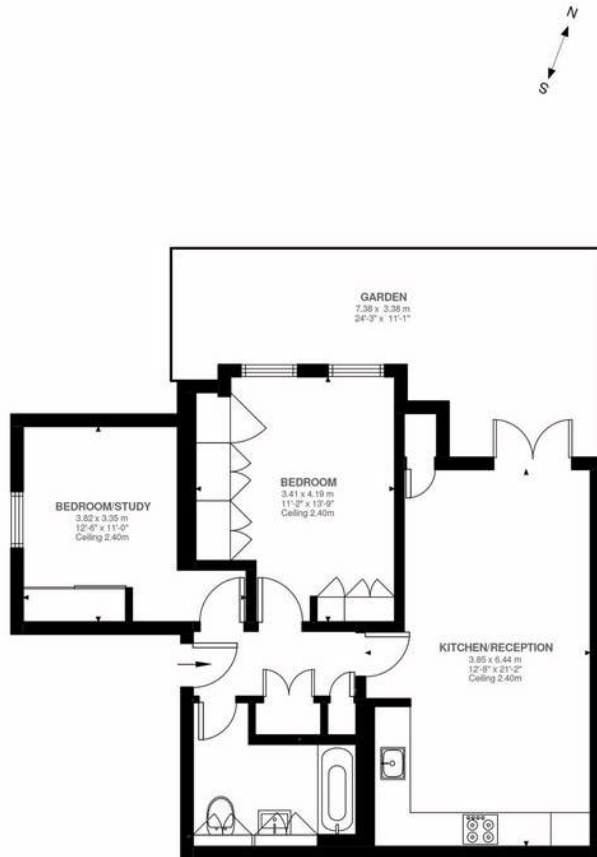
Material information

- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£600,000**
- Lease Start Date - **01/01/2019**
- Lease Duration - **150 years**
- Lease Years Remaining - **144 years**
- Service Charge - **£970 yearly**
- Ground Rent - **£350 yearly**



PAUL LESLIE

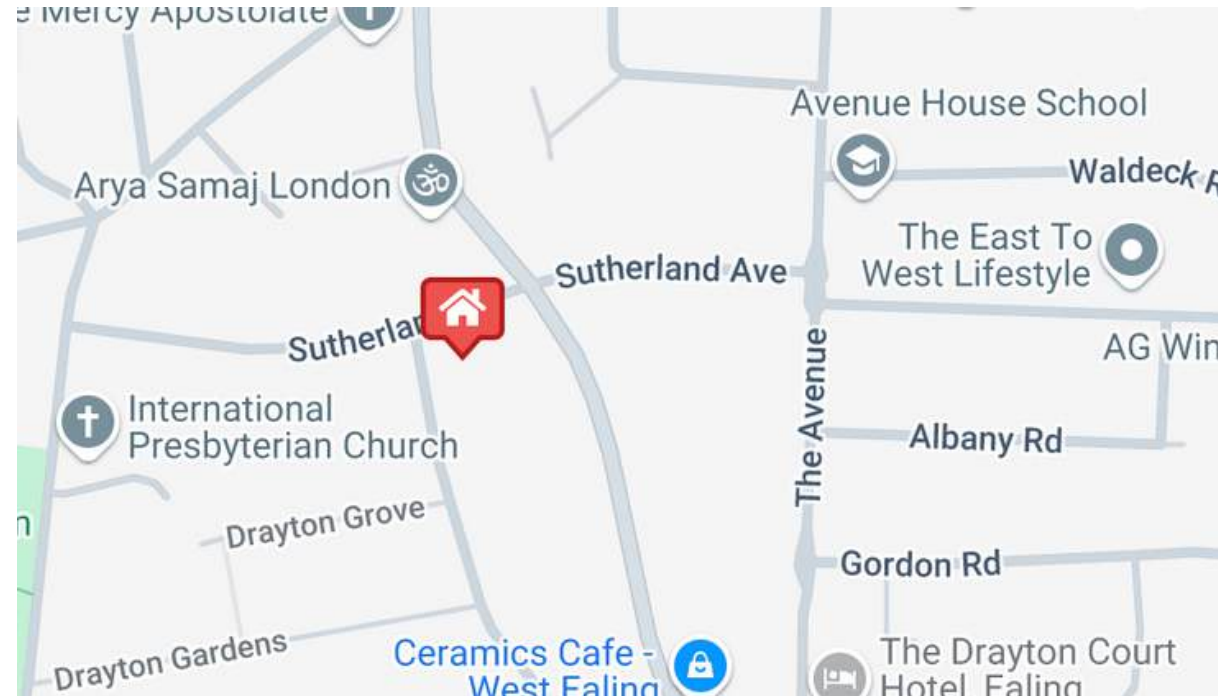
Director
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Lower Ground Floor
643 ft²

Sutherland Road, W13
Approximate Gross Internal Area
59.73 SQ.M / 643 SQ.FT

Illustration for identification purposes only. Not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		