



BLAKESLEY AVENUE, EALING, LONDON, W5

Guide Price: **£350,000**







About the property

What the owner loves:

I will be so sad to leave my flat! I have been very happy here for over 10 years but new adventures now await me beyond the capital. This flat stole my heart subconsciously within seconds of entering: the large, light-filled living room with its wonderfully high ceilings, huge bay window and beautiful original period features (coving, picture rail, skirting board). I was looking for a property with character in a good location with close proximity to the excellent transport links at Ealing Broadway station. This flat more than ticked those boxes. I also love the beautiful, peaceful and tree-lined road the flat is situated in, the striking local area, and especially the flat's fantastic location. I can walk to Ealing Broadway station in 8 minutes whilst all the shopping, eating, cultural offerings and parks of central Ealing are within similar easy reach. Our huge and glorious west-facing garden is such a beautiful place to spend time in. Many an hour has been spent there in a deckchair with a book over the years! I really hope whoever buys my flat will be as happy living here as I have been for over a decade.



Key features

- 1 Bedroom
- 1 Bathroom
- Share of Freehold
- Off Street Parking
- Superb Location
- Premier Ealing Residential Street
- High Ceilings
- Period Features
- Character & Charm
- Innovative Storage Solutions
- Gorgeous West Facing Communal Garden

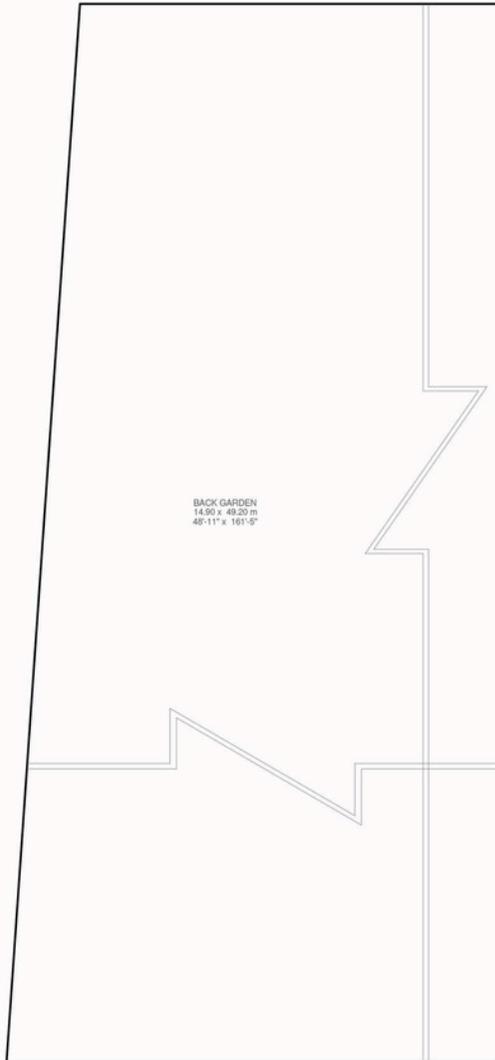
Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band C**
- Guide Price - **£350,000**
- Lease Start Date - **10/09/1986**
- Lease Years Remaining - **88 years**
- Service Charge - **£700 yearly**



PAUL LESLIE

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Blakesley Avenue, W5
Approximate Gross Internal Area
35.41 SQ.M / 381 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77

Environmental Impact (CO₂) Rating

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