



Leslie
& Co.

WEST LODGE AVENUE, EALING, W3
Guide Price: **£585,000**



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About the property

What The Owners Love:

Nestled on a picturesque, tree-lined Edwardian avenue with no through traffic, West Lodge is a quiet and warm place to call home.

Tastefully designed by Ademchic - with high ceilings, herringbone wooden flooring and elegant wall panelling which creates a space that feels both stylish and comfortable, with smart lighting, underfloor heating and a walk-in wardrobe adding pure luxury.

Our favourite spot is on the private terrace - where we love to enjoy our morning coffee (or weather permitting - hosting dinner parties with friends).

The connectivity is the real asset, enabling us to get into work quickly via the District, Elizabeth, Piccadilly and Central Lines. The ease of getting to Heathrow is great with the Piccadilly and Elizabeth line or a 20min drive, which has been essential for travel.

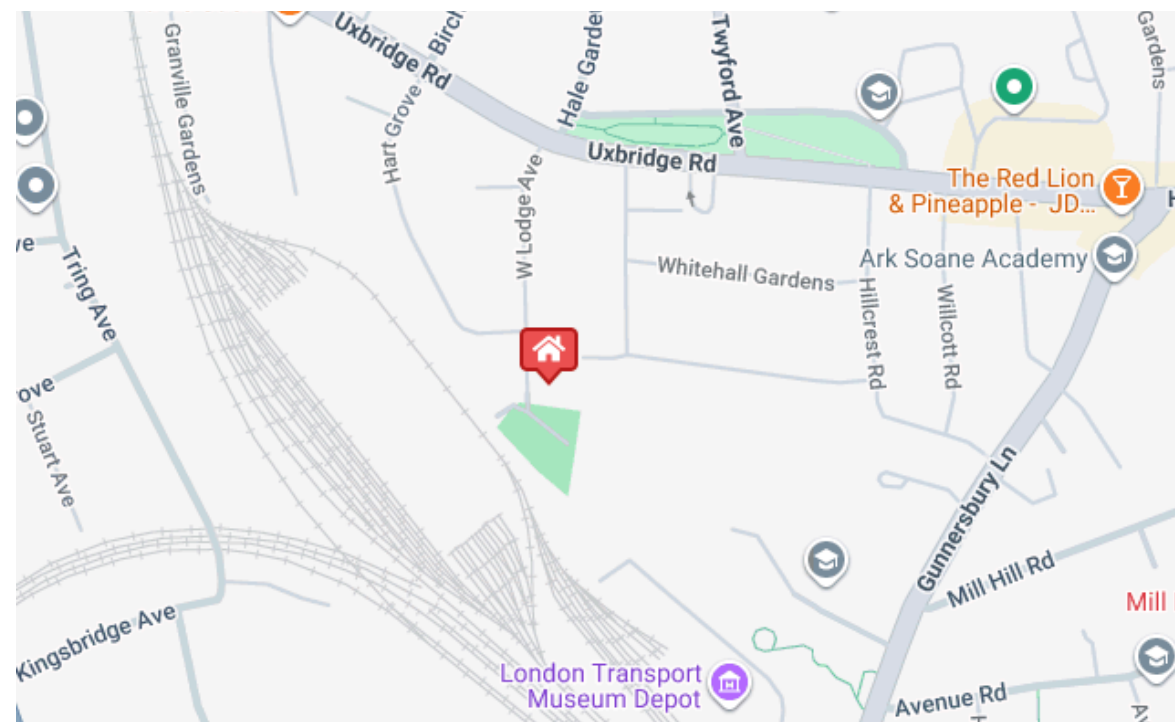
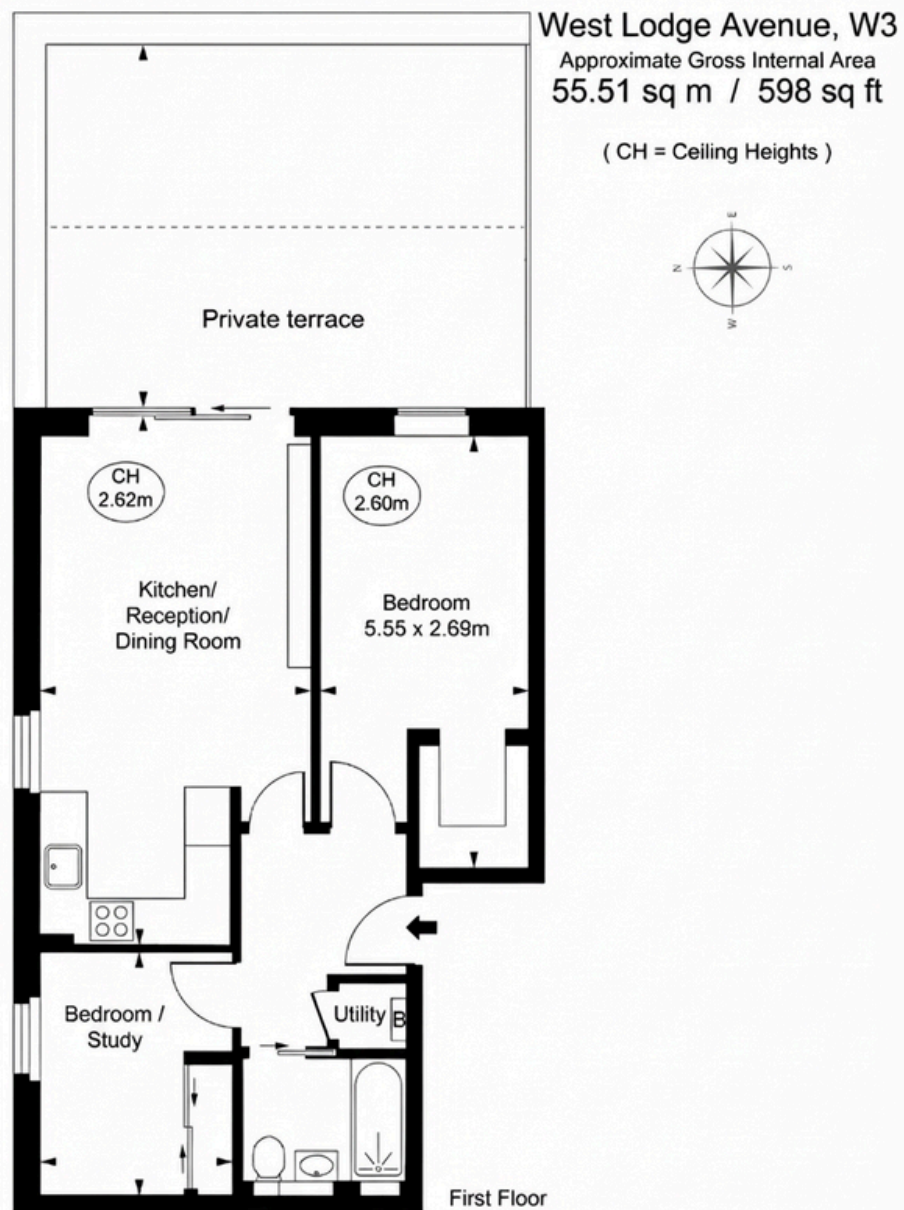


Key features

- Stunning Luxury Apartment
- Fantastic Transport Links
- Enormous Sunny Private Roof Garden
- Gorgeous Period Building
- Contemporary High-Spec Finish Throughout
- Prime Tree-Lined Cul-de-Sac
- Curated by Prestigious Designer Ademchic
- Abundance of Local Amenities

Material information

- Tenure - Leasehold
- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £585,000
- Lease Start Date - 01/01/2020
- Lease Duration - 150 years
- Lease Years Remaining - 143 years
- Service Charge - £1500 yearly
- Ground Rent - £400 yearly



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 | | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | 88 | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |