



AIREDALE ROAD, EALING, LONDON, W5

Guide Price: **£2,250 PM**



 Leslie & Co





About the property

Nestled on a peaceful residential street in the heart of South Ealing, this exceptional ground-floor flat on Airedale Road, is a unique and beautiful home brimming with stylish sophistication – a perfect sanctuary for young professional couples or those looking to downsize in an esteemed London locale.

As you step into this remarkable two-bedroom property, the polished concrete floors and original-style Boffi Kitchen Island immediately set the tone for the 'Scandinavian style' high-spec finish that flows throughout the space. The expansive living area, awash with natural light, offers an inviting atmosphere that seamlessly blends into the private rear garden and courtyard – a rare luxury that provides an idyllic outdoor retreat.

Both double bedrooms are thoughtfully designed to create havens of tranquillity, ensuring restful slumbers and ample storage for a streamlined lifestyle. The bathroom exudes a contemporary charm with its sleek finishes, catering to your every need with a touch of elegance.



Key features

- 2 bedrooms
- 1 Bathroom
- Ground floor garden flat
- Unique & beautiful home
- Brilliant South Ealing location
- Two double bedrooms
- Private Rear Garden & Courtyard
- Polished concrete floors
- Original style Boffi Kitchen Island
- Quiet residential street
- Permit parking

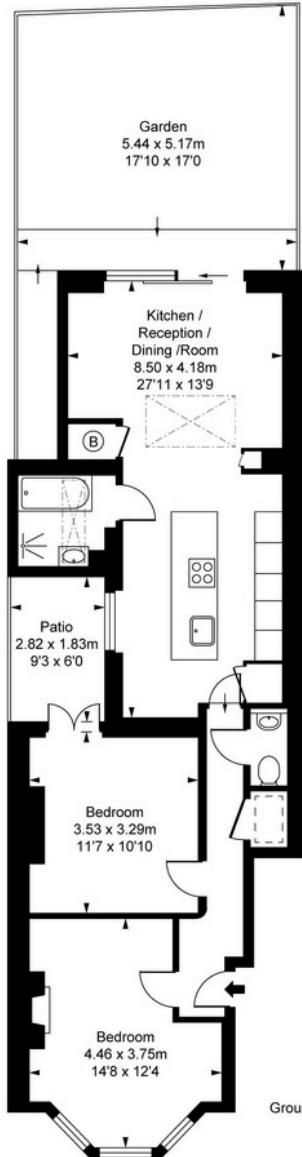
Material information

- Council Tax - **Band C**
- Guide Price - **£2,250**



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Airedale Road, W5
Approximate Gross Internal Area
67.52 sq m / 727 sq ft
(Including restricted height under 1.5m [-----])
(CH = Ceiling Heights)



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			
		70	78

Environmental Impact (CO ₂) 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			
		68	79

This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Future Performance