







About the property

What the owners love...

We absolutely adore this property and it's served us perfectly for the 5 years we've lived here. One of the benefits we've appreciated most is the natural light. The sun rises in the master bedroom and sets out the back, filling the kitchen, dining, and living space with golden light throughout the whole evening. The high ceilings and large windows also make the apartment feel bright throughout the whole day. The open-plan layout works really well for everyday life and when we have friends or family over, especially when opening the balcony doors so guests can spill out onto the terrace. The sunsets here were the best surprise when we moved in - you get full 180 views in the evening and it's truly so special.

We've loved how easy and connected life here feels. One of us works near Bond Street and commuting into central London is so quick; just over a 10 minute walk to West Ealing Station and the Elizabeth Line gets you there in under 20 minutes. There are also regular buses which go from opposite Cleveland Road down to Ealing Broadway, and there are always Lime bikes on the road outside. Also, the neighbours in the building are genuinely so friendly, which has made the property a very easy place to live.

Key features

- Stunning Luxurious Apartment
- Close to Lovely Parks
- Unique Architecture
- Abundance of Nearby Amenities
- Expansive Roof Terrace
- Far Reaching Views
- Unparalleled Spec Throughout
- Buyer Information Pack Available

Material information

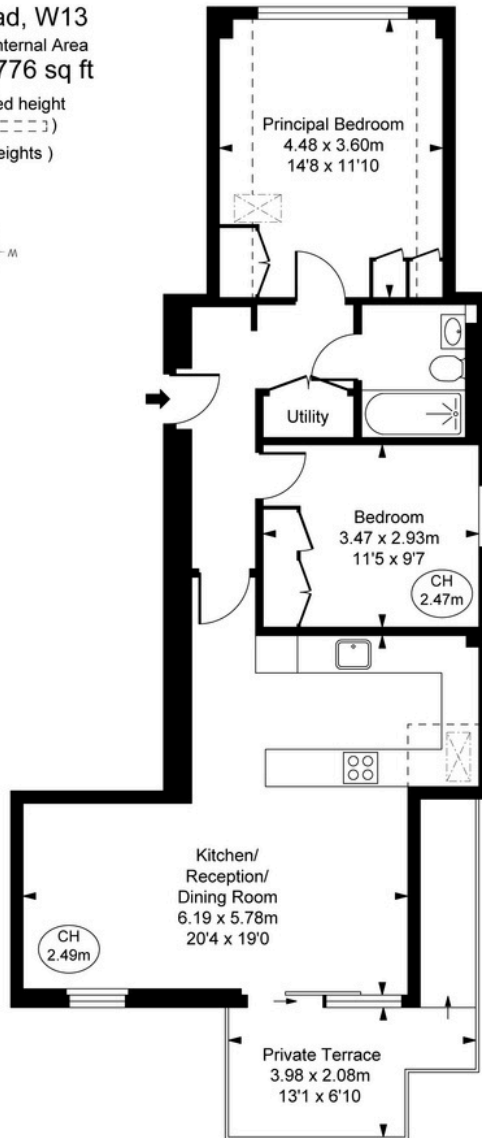
- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£600,000**



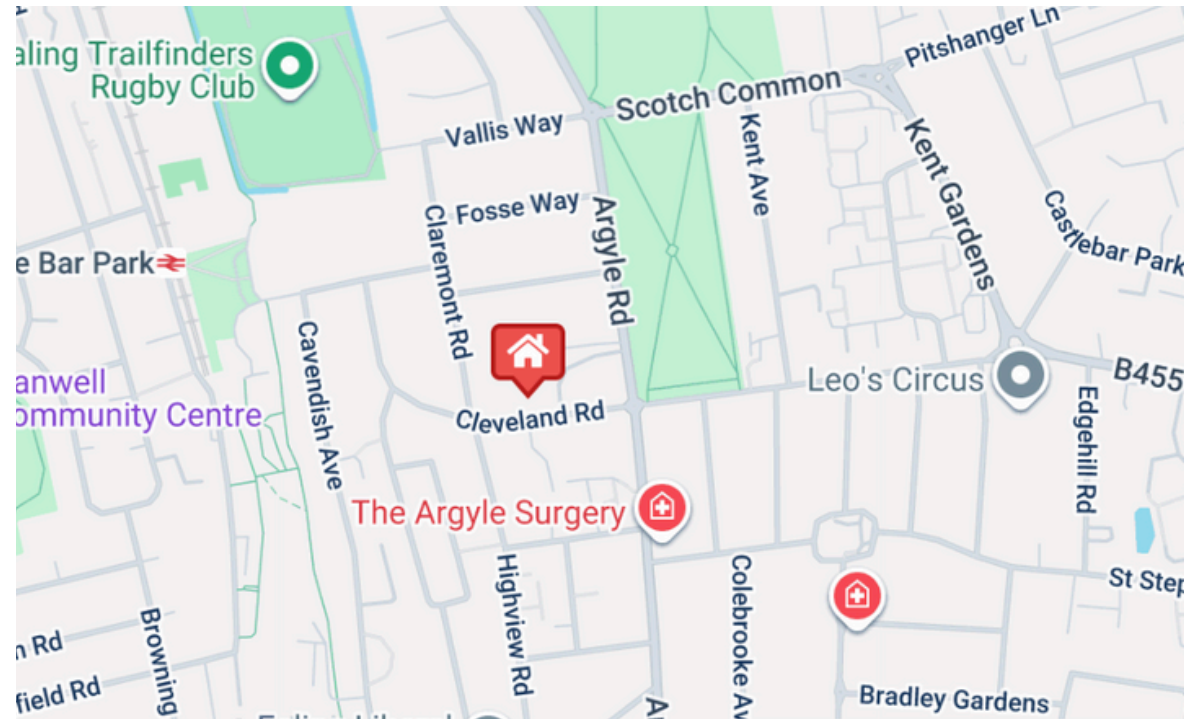
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Cleveland Road, W13
 Approximate Gross Internal Area
 72.07 sq m / 776 sq ft

(Including restricted height
 under 1.5m (-----))
 (CH = Ceiling Heights)



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) 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		