




LESLIE & CO

BLANDFORD ROAD, EALING, LONDON, W5

Guide Price: **£1,850,000**



 Leslie & Co





About the property

Why We'd Buy It 🏡:

This is the dream turnkey home in one of Olde Ealing's most charming corners. Everything's been thought through — from the immaculate finish and spacious layout to the little luxuries that make a big difference. The open-plan kitchen/living space flows effortlessly onto a sunny west-facing garden, perfect for entertaining or relaxing. The studio outbuilding is a brilliant bonus — ideal for working from home or hiding. Add in off-street parking with an EV charging point (a real rarity in W5), and you've got serious lifestyle appeal. There's a complete burglar alarm system and security cameras, and the home is a short stroll to parks, pubs, stations and schools. Everything you need, nothing you don't — and it's all brand new.

Key features

- Chain free
- New build
- 4 / 5 bedroom
- Double-fronted detached house
- 3 bathroom
- Downstairs WC
- Flexible layout
- Superb Location
- Off street parking
- High specification
- West-facing walled garden
- Versatile outbuilding
- Quiet residential street
- Great for local schools
- Perfectly placed for the parks
- 0.4 mile to South Ealing Station (Piccadilly line)
- 0.8 mile to Ealing Broadway Station (Central, District and Elizabeth line)
- Some images have been virtually staged to help illustrate the potential of the rooms and spaces

Material information

- Tenure - **Freehold**
- Council Tax - **Band F**
- Guide Price - **£1,850,000**

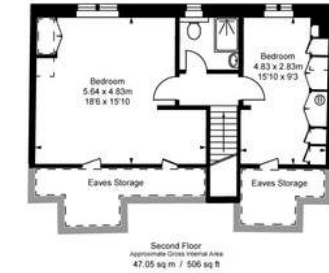
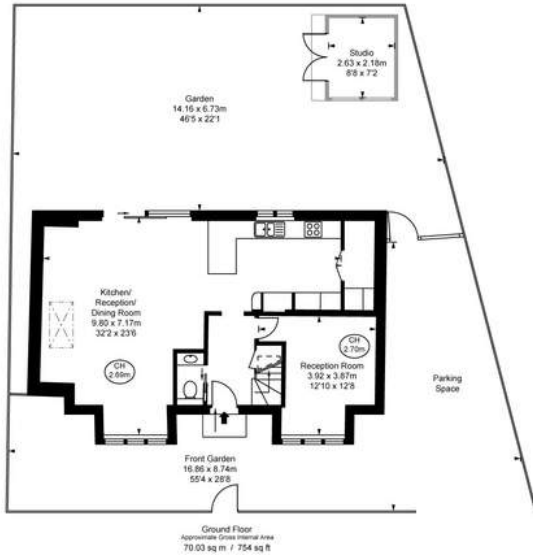
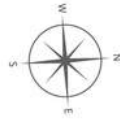


PAUL LESLIE

Director
020 3488 6445
07738 401 822
paul@leslieandcompanyuk.com

The Bungalow,
Blandford Road, W5

- Approximate Gross Internal Area
175.75 sq m / 1,892 sq ft
- Eaves Storage
11.71 sq m / 126 sq ft
- Studio
5.72 sq m / 62 sq ft
- Total Areas Shown On Plan
193.18 sq m / 2,079 sq ft
- (Including restricted height
under 1.5m C = 3)
- (CH = Ceiling Heights)



FULHAM PERFORMANCE
PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request.
All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
© Fulham Performance



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(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		
(69-80) C		70
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		