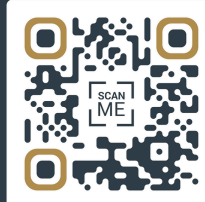




GLOUCESTER ROAD, EALING, LONDON, W5

Guide Price: **£1,250,000**











## About the property

🏡 Why we'd buy it

There's something seriously exciting about a house that can flex with your life. Currently configured as three self-contained flats, this handsome Edwardian semi is already earning its keep, but its potential goes far beyond that.

Want to restore it as a glorious family home? The layout makes that refresh surprisingly straightforward. Fancy being a live-in landlord? Take the spacious ground floor flat for yourself and let the others top up your pension. Or maybe you're the savvy investor who sees a tidy 6% gross yield and the chance to enhance value through planning tweaks and asset management.

The kerb appeal is undeniable, arched entrance, traditional brickwork, and those classic sash-style windows, and it gets better inside. The open-plan kitchen/diner is flooded with light and spills onto a generous private garden, while two off-street parking spaces give you the kind of convenience that's gold dust in this part of W5.



## Key features

- Edwardian semi-detached house
- Currently arranged as 3 self-contained flats
- Over 2,000 sq ft across three floors
- Approx. 60ft rear garden with lawn and shed
- Off-street parking for two vehicles
- Stylish open-plan kitchen/diner on the ground floor
- Three bathrooms
- Catchment for sought-after local schools
- Close to Ealing Broadway & the Elizabeth Line
- Moments from Lammas & Walpole Parks

## Material information

- Tenure - **Freehold**
- Council Tax - **Band E**
- Guide Price - **£1,250,000**



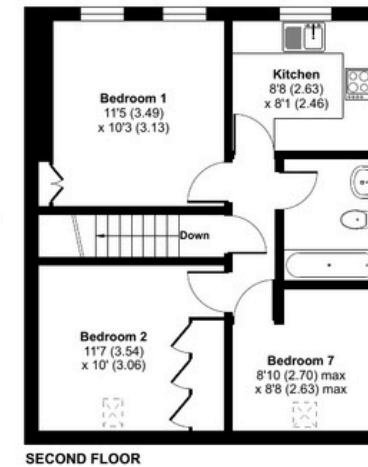
**PAUL LESLIE**

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

## Gloucester Road, London, W5

Approximate Area = 2034 sq ft / 188.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Onyx Property Consultants Ltd. REF: 1303428





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

