







## About the property

What the owner and her husband love:

We love how light the bedroom is with the large sash windows, the wood panel floors, our walk-in shower with its green tiles, and the cosy private terrace with our flowers and wall lights. We also love the location, with a quick walk to Waitrose, The Gym and West Ealing Station that gets us into the city speedily, and being close to lots of big parks like Walpole and Pitshanger.

Why we'd buy this home:

This beautiful flat is the kind of place that doesn't just tick boxes - it throws the whole clipboard away and hands you a coffee from the independent café round the corner. It's been lovingly and thoughtfully refurbished throughout - every decision, every fixture, every finish feels like it was orchestrated with care and intention, creating a space that balances modern comfort with timeless character.



## Key features

- Stunning Ground Floor Flat
- 50% Share of Freehold
- Lovingly Refurbished Throughout
- Cosy Private Patio
- Beautiful Generous Bedroom
- Moments from the Elizabeth Line
- Close to Lovely Parks
- Abundance of Local Amenities
- Charming Modern Kitchen
- Please note some images include virtual staging methods

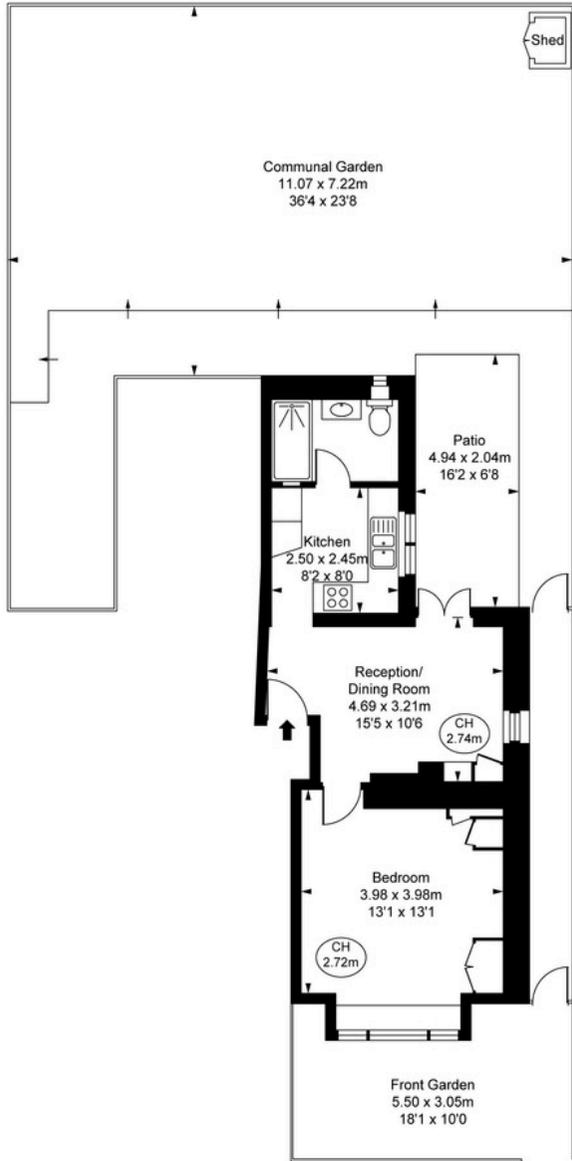
## Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band C**
- Guide Price - **£350,000**

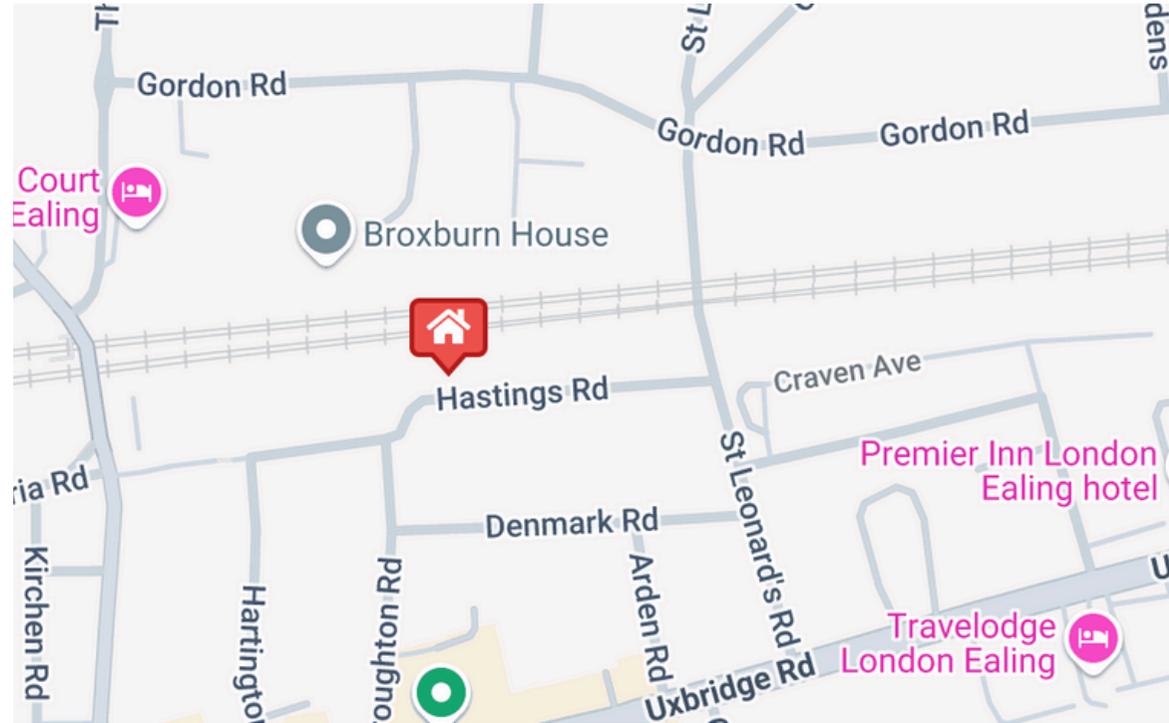


**PAUL LESLIE**

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Hastings Road, W13  
 Approximate Gross Internal Area  
 42.22 sq m / 454 sq ft  
 (CH = Ceiling Heights)



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>			
(55-68) <b>D</b>		70	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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