



GORDON ROAD, EALING, LONDON, W5

Guide Price: **£700,000**







About the property

What the owner loves:

We absolutely love how unique this flat is. With its high ceilings, it feels spacious, and yet still super cosy. Its configuration offers so many opportunities to create a one of a kind, beautiful home. As well as two generously sized bedrooms, this flat also boasts a large, open-plan kitchen/living space which is full of character. The skylight and full-height windows allow plenty of natural light into the space, the black iron staircase gives a modern, yet rustic vibe, and the vegetal wall on the terrace often makes us forget we live in a city.

The area has so many local coffee shops, small businesses and parks, which makes Ealing a lovely location to live in. Central London is also 20 minutes away - we love how we are able to go to the city so quickly, whenever we like. There's also a great community spirit within the building; most of the other residents have been living there since the beginning. They also own their flats, and are really lovely.

Key features

- Unique Split-Level Apartment
- Incredible Spec Throughout
- Impressive Natural Light
- Beautiful Period Architecture
- Moments from Ealing Broadway
- Extraordinary High Ceilings
- Private Courtyard Garden
- Close to Lovely Parks

Material information

- Tenure - **Leasehold**
- Council Tax - **Band X**
- Guide Price - **£700,000**
- Lease Start Date - **01/01/2020**
- Lease Duration - **125 years**
- Lease Years Remaining - **119 years**
- Service Charge - **£1200 yearly**
- Ground Rent - **£350 yearly**



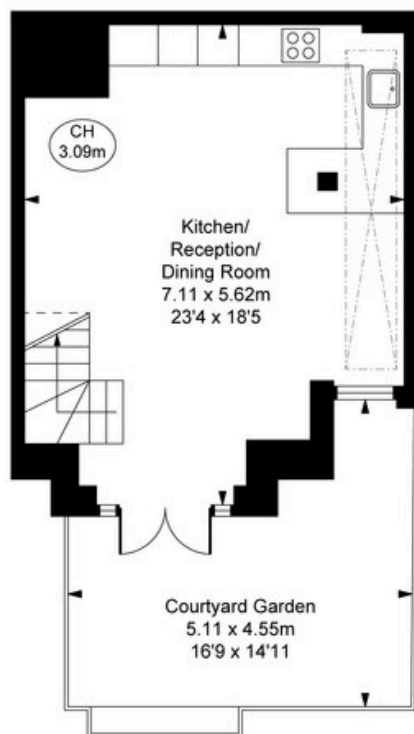
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Gordon Road, W5

Approximate Gross Internal Area
 71.83 sq m / 773 sq ft

Courtyard Garden
 (17.89 sq m / 193 sq ft)

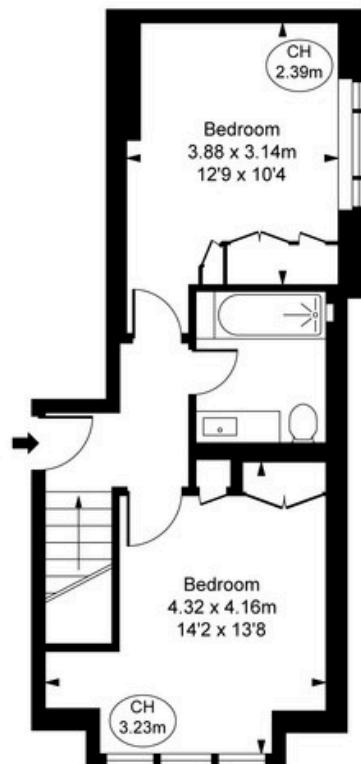
(Including restricted height
 under 1.5m (-----))
 (CH = Ceiling Heights)



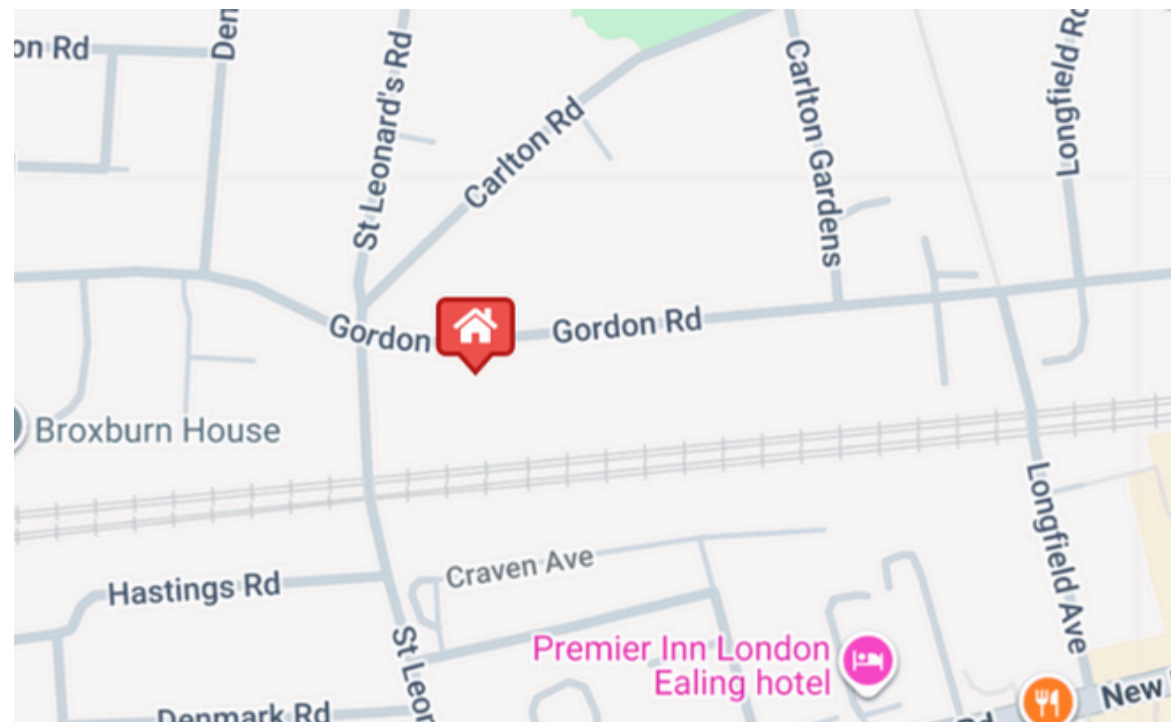
Lower Ground Floor
 Approximate Gross Internal Area
 34.34 sq m / 370 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All 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.



Ground Floor
 Approximate Gross Internal Area
 37.49 sq m / 404 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(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	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		