




LESLIE & CO

PASSIONATE ABOUT PROPERTY

WESTFIELD ROAD, EALING, LONDON, W13
Guide Price: **£750,000**



 Leslie & Co





About the property

Have You Outgrown Your Apartment? Do you crave more room, outdoor space, no silly leasehold rules or noisy upstairs neighbours? If so, this could be the perfect next step. It's ready to move into, with plenty of potential to create a stunning forever home.

But getting a grown-up house like this doesn't mean you've got to reach for the carpet slippers and cocoa! The fantastic Northfields / West Ealing location means you'll never be stuck for something to do or somewhere new to eat.

If you're used to apartment living or have been in a period conversion flat, one of the biggest changes will be the private garden for you to enjoy.

And this relatively low maintenance garden is the perfect introduction to living with outdoor space. You won't have to spend all weekend mowing or weeding. That means there's more time for you to enjoy it, rather than just keep on top of it...



Key features

- 3 bedroom family home
- Scope to extend (STPP)
- Close to the Elizabeth Line (West Ealing)
- Lovely West Facing Garden
- Popular Northfields location
- Excellent transport links
- Potential For Loft Extension (STPP)
- Sought after local schools
- Blank Canvas
- Beautiful Period Features
- C. 1.000 sq ft



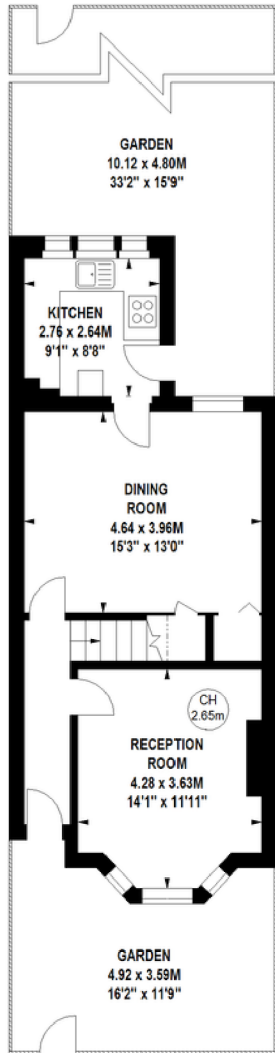
PAUL LESLIE

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



RACHEL WATTS

Director
020 3488 6445
07527 594 528
rachel@leslieandcompanyuk.com



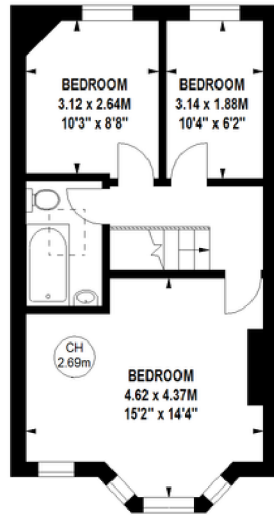
526 sq ft
Ground Floor

Westfield Road, W13

Approximate gross internal area
90.39 sq m / 973 sq ft



Key :
CH - Ceiling Height



447 sq ft
First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards. © Outline.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		