



SEAFORD ROAD, EALING, LONDON, W13

Guide Price: **£800,000**







About the property

What the owner loves:

Our favourite things about the house are relaxing in the pink living room in the evenings, the big bedroom with the bay windows and having a BBQ in the garden on a sunny day.

We've loved living in the area and our son was born here, so we have many happy memories of walking round Walpole Park, visiting the playground in Lammas Park and getting a coffee on the way there from the Italian Deli on Northfields Avenue. The Forester is our favourite spot with their pub garden and Thai lunch menu!

Why we'd buy this home:

This is a home you buy not just because it looks good on paper, but because it feels good in person. The refurbishment has been carried out with a kind of understated class that never shouts, but quietly reassures you that someone has thought about the details properly.



Key features

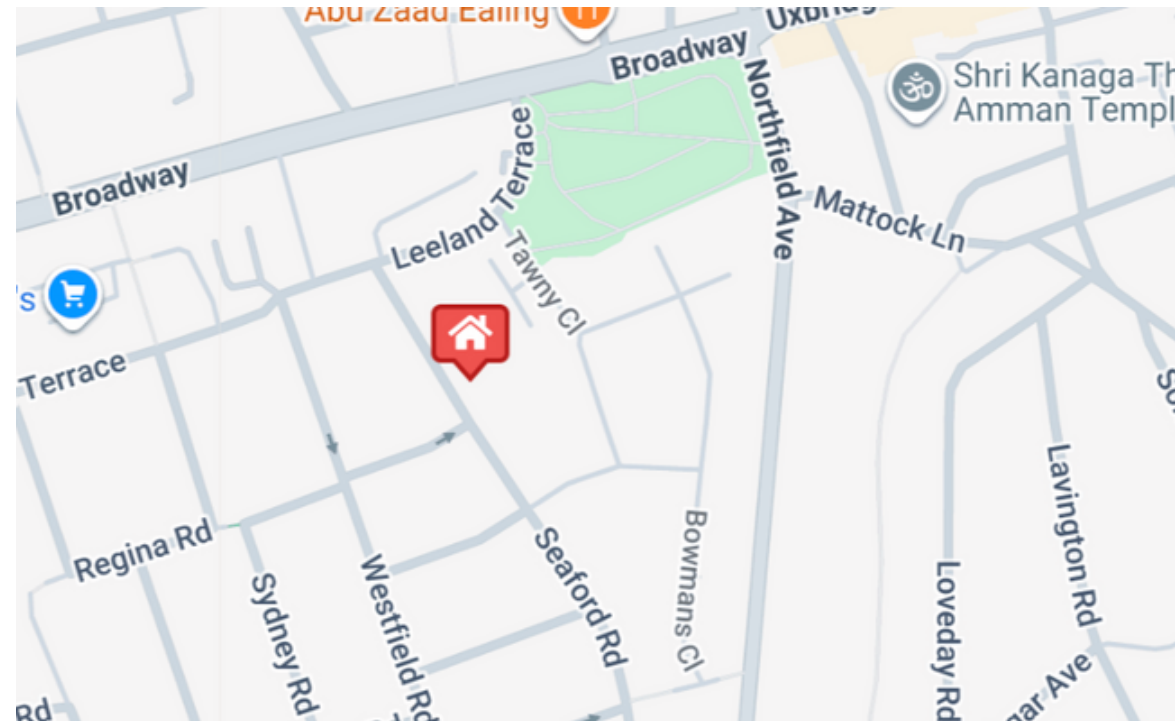
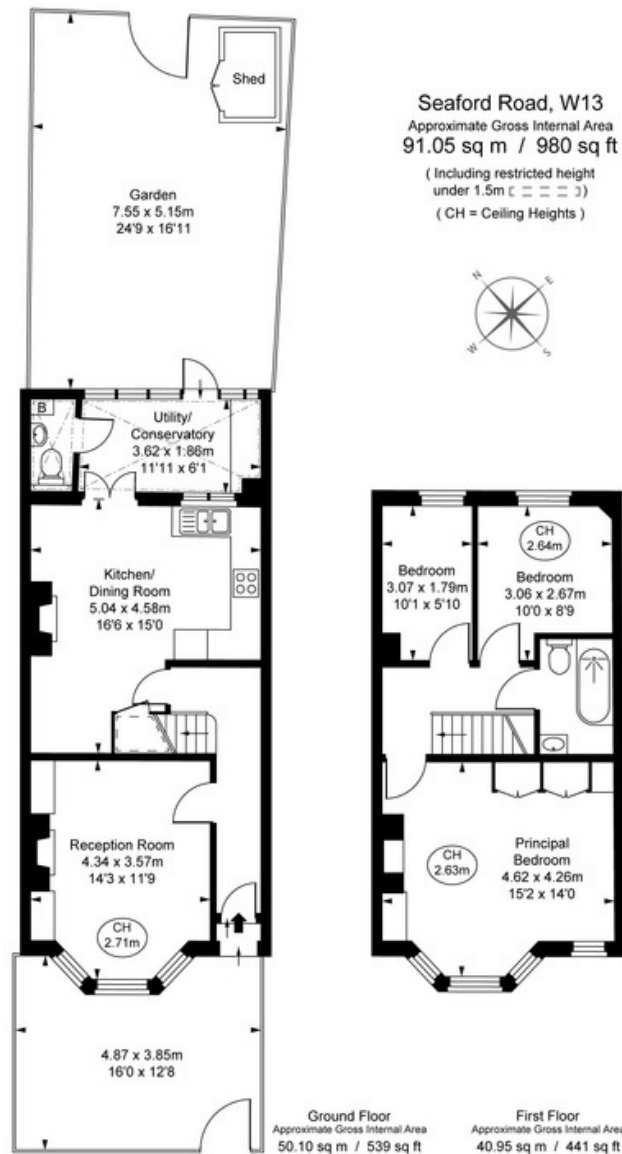
- Stunning Refurbished Family Home
- Beautiful Period Charm & Architecture
- Gorgeous Sunny Garden
- Thoughtfully & Lovingly Refurbished
- Prime Ealing Location
- Outstanding School Catchment Area
- Close to Elizabeth Line
- Lovely Parks Nearby

Material information

- Tenure - **Freehold**
- Council Tax - **Band E**
- Guide Price - **£800,000**



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) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		