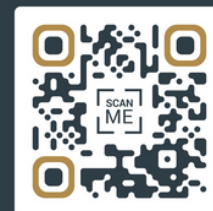


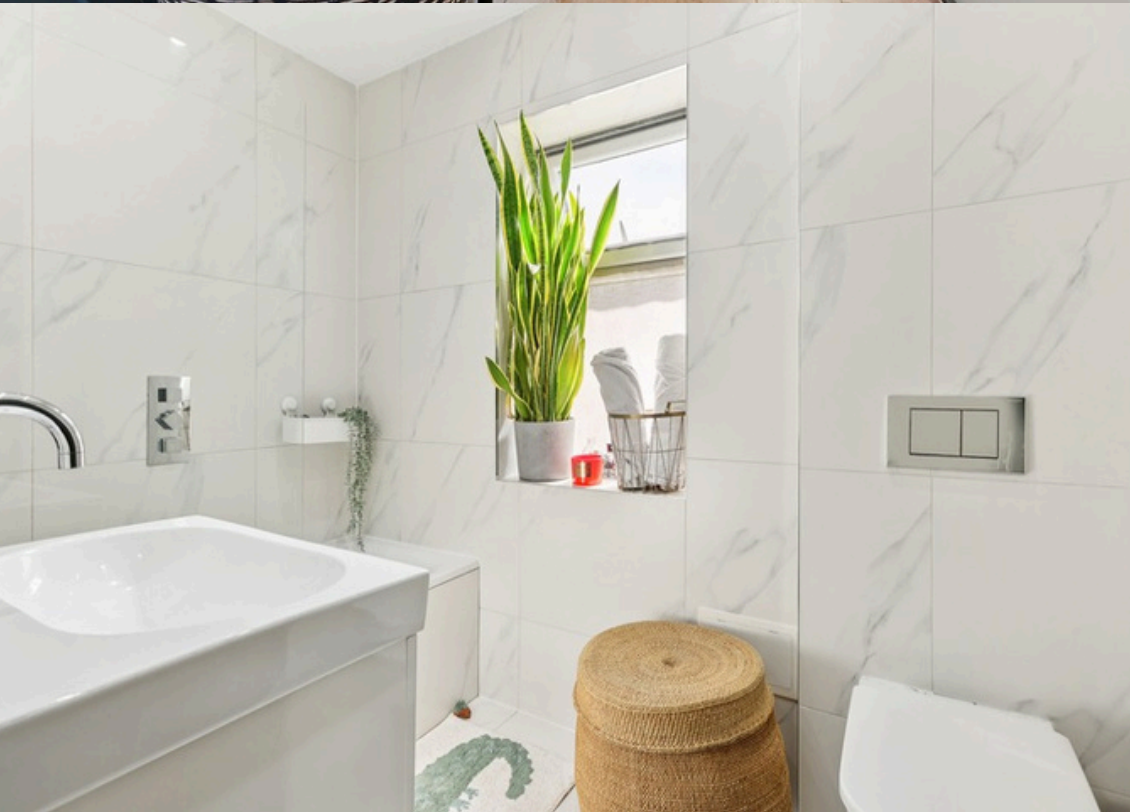


ST. KILDA ROAD, EALING, LONDON, W13

Guide Price: **£650,000**







About the property

What the owner loves:

We've loved living here! The friendly neighbours, sense of community, and summer street parties have made it a special place to call home. Being so close to the Crossrail, tube lines, parks, great schools, and two bustling high streets has been incredibly convenient. The flat itself is full of light, with three comfortable bedrooms and a top-floor living space where we've enjoyed countless sunrises and sunsets.

Why we'd buy this home:

This apartment is not just generous in size (over 1000 square feet), but also in spec and soul. It's a cleverly considered, light-filled space that feels as if it was designed to make life flow a little more effortlessly. The split-level layout gives the home a sense of style and distinction, while still feeling welcoming and practical.

Key features

- Stunning Split-Level Apartment
- Share of Freehold
- Show-Stopping Principal Suite
- Three Double Bedrooms
- High-Spec Throughout
- Period Architecture
- Prime Northfields Location
- Outstanding School Catchment Area

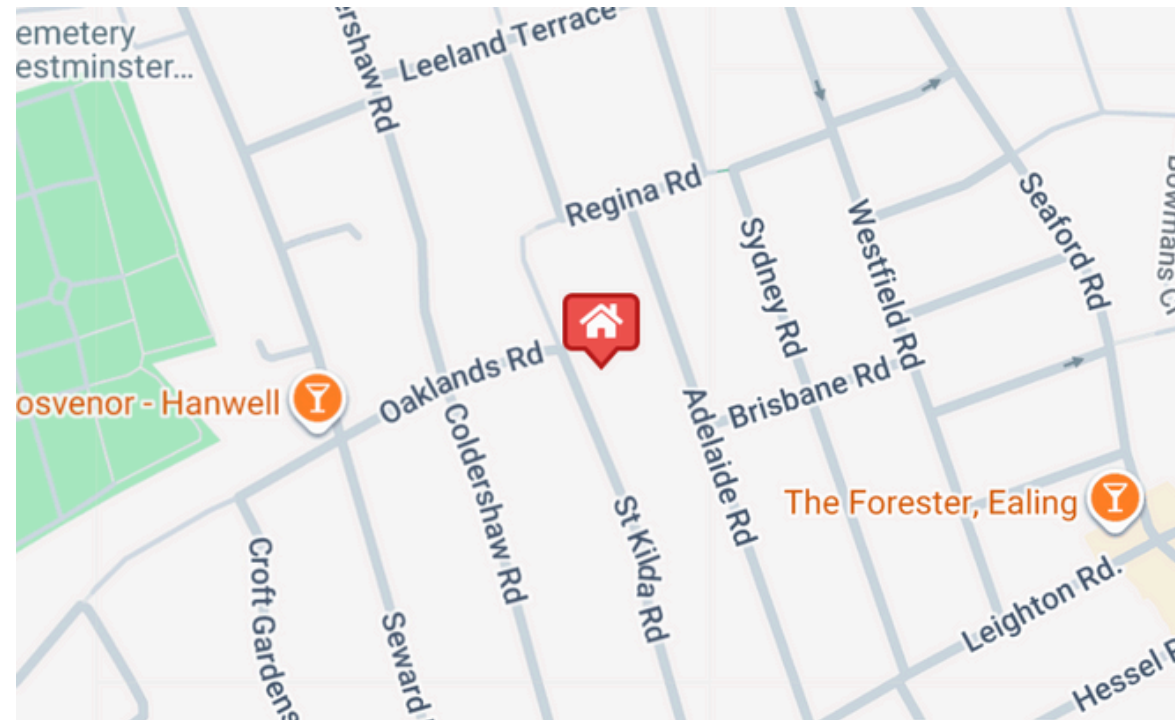
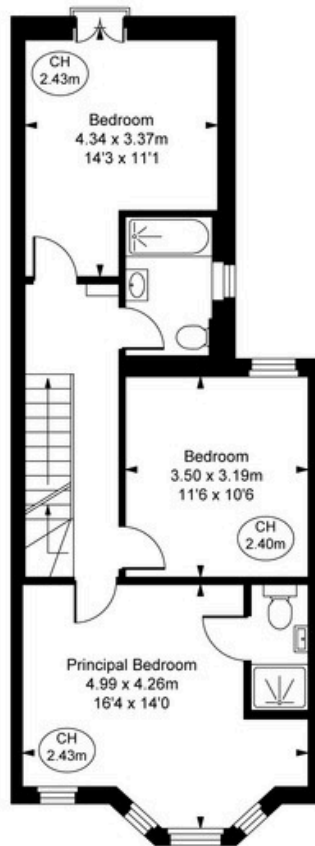
Material information

- Tenure - **Freehold**
- Council Tax - **Band D**
- Guide Price - **£650,000**
- Lease Start Date - **21/12/2018**
- Lease Duration - **125 years**
- Lease Years Remaining - **118 years**



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

St. Kilda Road, W13
 Approximate Gross Internal Area
 96.90 sq m / 1,043 sq ft
 (Including restricted height
 under 1.5m [])
 (CH = Ceiling Heights)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(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		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			



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