



LESLIE & CO

MOUNT PLEASANT ROAD, EALING, LONDON, W5

Guide Price: **£800,000**



 Leslie & Co





About the property

Why we'd buy it

This is one of those homes that works. The layout is smart and spacious, with well-proportioned rooms that offer genuine flexibility, ideal for family life, working from home, or entertaining friends.

It is incredibly practical: off-street parking, decent garden, and four genuine bedrooms. Plus, it's been refurbished to a very smart standard, so you can unpack your boxes and get on with life.

The house has a particularly enviable position on the street too, facing the beautiful Queens Gardens rather than another set of windows. You've also got Pitshanger Lane just around the corner, Ealing Broadway in easy reach thanks to the bus routes from Woodfield Road, and some brilliant local schools nearby.

Key features

- Four-bedroom family townhouse
- Fully refurbished and ready to move into
- Stylish open-plan kitchen/living with garden access
- Two modern bathrooms with double sinks
- Private garden with patio
- Off-street parking
- Over 1,250 sq ft across three floors
- Opposite Queens Gardens for added privacy and outlook
- Catchment for sought-after local schools
- Easy access to Pitshanger Lane & Ealing Broadway

Material information

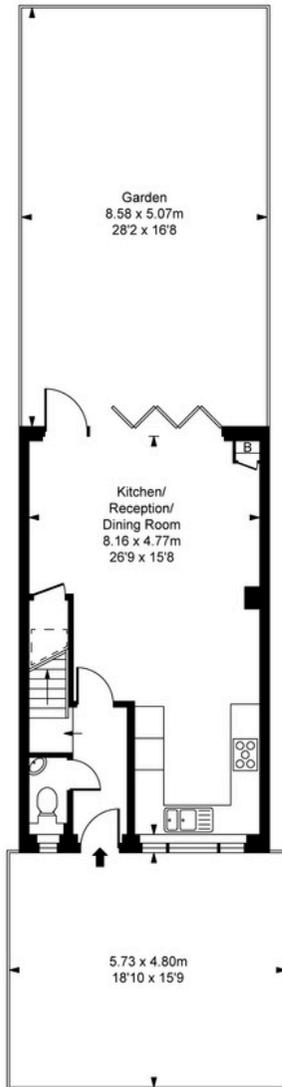
- Tenure - **Freehold**
- Council Tax - **Band F**
- Guide Price - **£800,000**





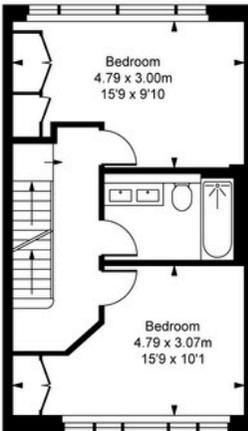
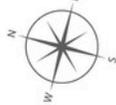
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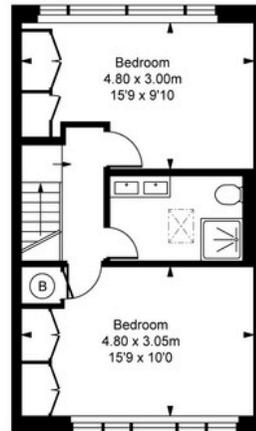


Ground Floor
 Approximate Gross Internal Area
 39.02 sq m / 420 sq ft

Mount Pleasant Road, W5
 Approximate Gross Internal Area
 116.38 sq m / 1,253 sq ft
 (Including restricted height
 under 1.5m [= = =])
 (CH = Ceiling Heights)



First Floor
 Approximate Gross Internal Area
 38.67 sq m / 416 sq ft



Second Floor
 Approximate Gross Internal Area
 38.69 sq m / 416 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			82
(55-68) D		60	
(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			78
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			