



LESLIE & CO

ECCLESTON ROAD, EALING, LONDON, W13

Guide Price: **£400,000**



 Leslie & Co





About the property

What the owner loves:

What I've really loved about this flat is how modern and ready it was from the start. I didn't have to do any work when I moved in, which made everything so much easier. It's got a clean, fresh feel that's made it a lovely place to come home to.

The best part, though, has been how quick and simple it is to get into Central London (less than 10 min walk from the station).

My fiancée especially loves the big windows in the living room as the natural light helps her paint.

Why we would buy it:

If you were to write a rational list of boxes to tick, this home more than does the job - but its real magic is in how it makes you feel.

It boasts extraordinary natural light and the sort of refined refurbishment found in boutique hotels: quality wooden floors underfoot, a bathroom worthy of a five-star stay, and a kitchen that makes you want to cook even if a takeaway app is quicker!

Key features

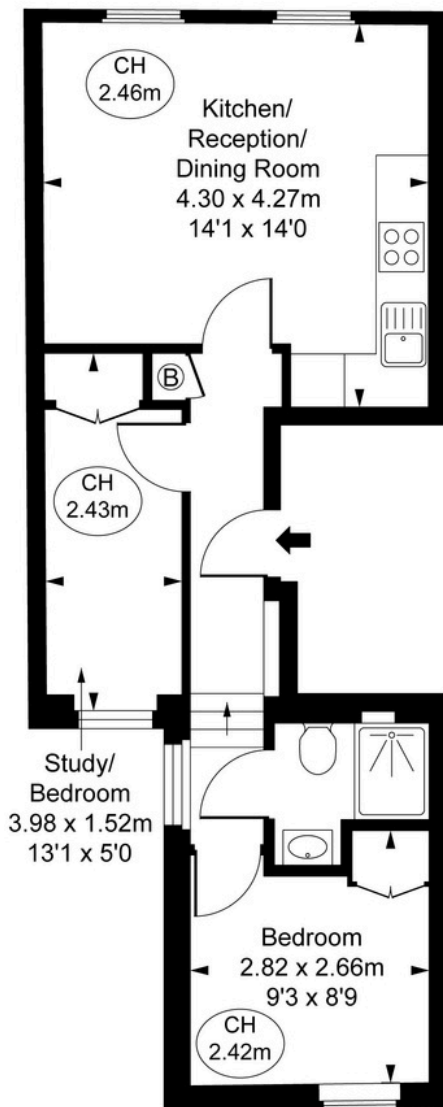
- Beautiful Two-Bedroom Flat
- Moments from Elizabeth Line
- Extraordinary Natural Light
- Quiet Tree-Lined Street
- Luxuriously Refurbished Throughout
- Abundance of Local Amenities
- Close to Lovely Green Spaces
- Very Long Lease

Material information

- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£400,000**
- Lease Start Date - **24/06/2023**
- Lease Duration - **250 years**
- Lease Years Remaining - **247 years**
- Service Charge - **£450 yearly**



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Eccleston Road, W13
 Approximate Gross Internal Area
37.59 sq m / 405 sq ft
 (CH = Ceiling Heights)

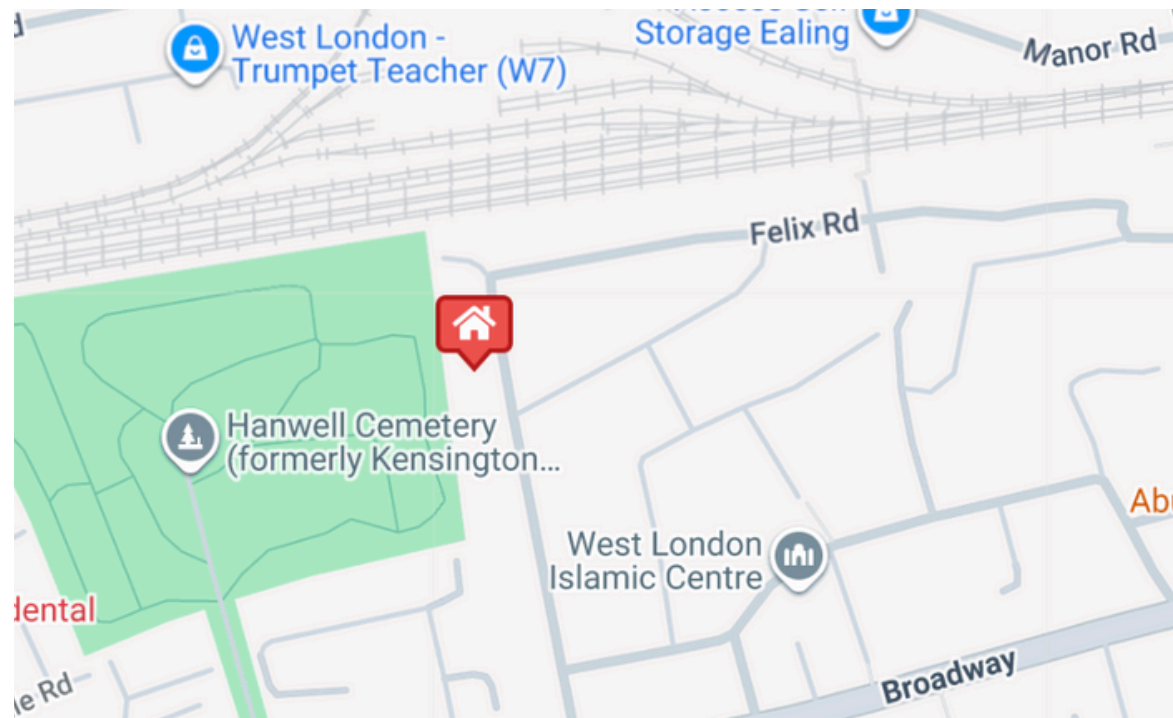


First Floor



PRECISION
YOU CAN TRUST

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
 © Fulham Performance



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	76	84