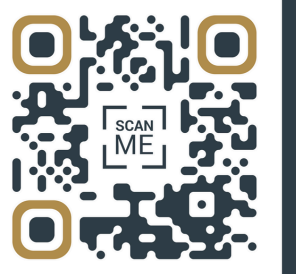




  
LESLIE & CO

NORTH COMMON ROAD, EALING, LONDON, W5

Guide Price: **£3,500 PM**



 Leslie & Co





## About the property

Step into the epitome of suburban sophistication with this exquisite three-bedroom, two-bathroom flat on North Common Road in the heart of Ealing. Spanning close to 1,200 square feet, this high-specification abode offers an unparalleled living experience, perfect for corporate tenants, young families, and working professionals seeking comfort and convenience in the city.

Upon entering this split-level gem, you'll be greeted by a generously proportioned living space, brimming with natural light and finished to an exceptional standard. The flat boasts a separate utility room, adding to the practicality of your day-to-day life, while ample storage options throughout ensure a clutter-free environment.

Culinary enthusiasts will revel in the modern kitchen, while the private outside space invites you to enjoy tranquil mornings or unwind after a long day. The inclusion of off-street parking is a rare privilege in such a prime location, and the large communal bike shed caters to the eco-conscious commuter.



## Key features

- Three bedrooms
- Two bathrooms
- Close to 1,200 sq ft
- High specification
- Separate utility room
- Split level
- Private outside space
- Off-street parking
- Large communal bike shed
- Communal Garden
- Lots of storage
- 6 minute walk to Ealing Common underground station
- 9 minute walk to Ealing Broadway
- The A40 and A4 are easily accessible
- Well-kept communal areas

## Material information

- Council Tax - **Band E**
- Guide Price - **£3,500 PM**



**PAUL LESLIE**

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

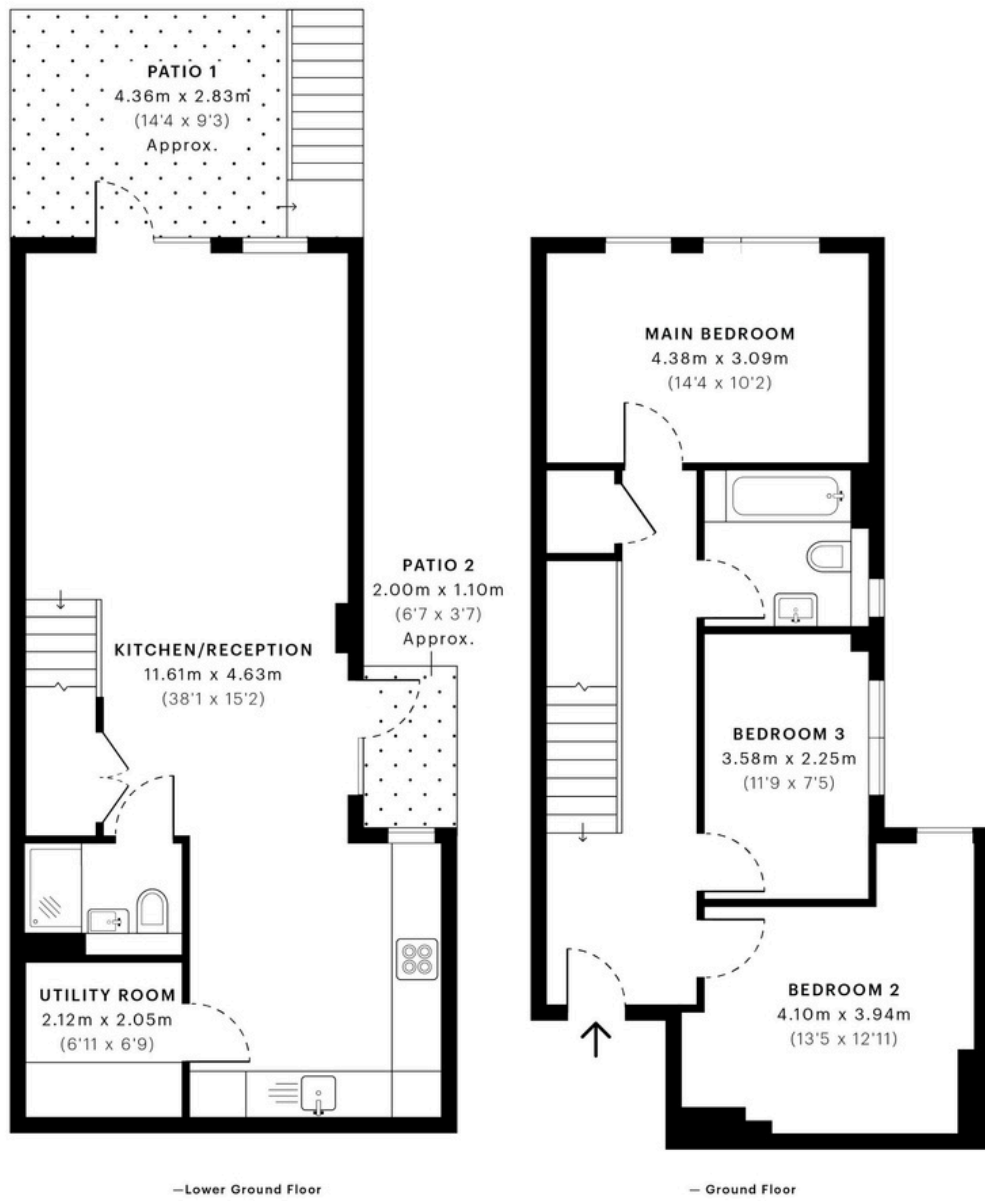


North Common Road, W5

CAPTURE DATE 13/05/2021 LASER SCAN POINTS 3,130,941

GROSS INTERNAL AREA

109.72 sqm / 1181.02 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 109.72 sqm / 1181.02 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 102.32 sqm / 1101.36 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft
---	--	--	--

spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum value of measurements captured in the scan.

IPMS 3B RESIDENTIAL 106.84 sqm / 1150.02 sqft  
 IPMS 3C RESIDENTIAL 103.57 sqm / 1114.82 sqft



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		