







About the property

What the family loves:

Welcome to your new sanctuary in the heart of St. Stephen's - a beautiful ground floor property offering the perfect blend of comfort, convenience, and outdoor living. Whether you're a first-time buyer, downsizer, or investor, this property offers a rare opportunity to own a slice of serenity in one of West London's most desirable neighbourhoods. As we see it the key features are as follows:

- Spacious Ground Floor Layout: Ideal for easy access and seamless indoor-outdoor flow.
- Private Garden Oasis: Enjoy your own tranquil retreat, perfect for morning coffees, weekend BBQs, or a spot of gardening.
- Bright & Airy Living Space: Natural light floods through large windows, creating a warm and inviting atmosphere.
- Generous Bedroom: Peaceful and well-proportioned, with views of the garden.
- Excellent Transport Links: Just minutes from West Ealing station (Elizabeth Line), making commuting a breeze.
- Local Amenities: Close to parks, shops, cafes, and schools - everything you need within walking distance.

Key features

- Wonderful Period Conversion
- Cash buyers only (due to lease length)
- Timeless charm and architecture
- Potential to reconfigure and extend (STPP)
- Expansive south-facing garden
- Impressive footprint
- One of Ealing's finest roads
- Excellent transport links

Material information

- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£350,000**
- Lease Start Date - **23/06/1983**
- Lease Duration - **99 years**
- Lease Years Remaining - **56 years**
- Ground Rent - **£200 yearly**





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