









## About the property

♥ What the owner loves (from the daughters who grew up here)

The joyful memories of 10 St. Mary's are endless.

My sister and I ruled the top floor — our domain for dressing up, messing around, and epic games of hide and seek (this house is brilliant for it, with all its twists and turns). We'd race up the stairs, dodging the expertly thrown slippers from Mum, who somehow always had perfect aim.

Family gatherings around the dining table were loud, chaotic, and full of love, food fights, and the other kind, too. And we still laugh about the time Mum forgot the potatoes in the Aga for two days and wandered around muttering, "Can anyone else smell croissant?"

As we grew older, Mum graduated from picking up toys to mopping up beer after our "secret" teenage parties. This house has seen it all — and held us through it all.

We hope the new owners fall in love with it like we did. There's absolute joy here, if you let it in.

### Key features

- Detached Victorian home in prime Ealing location
- 5/6 bedrooms across three floors
- Approx. 2,500 sq ft of internal space
- Rear garden with seating area and side access
- Beautifully proportioned front reception room
- Three bathrooms
- Large kitchen with Aga range cooker
- Close to Walpole Park, Lammas Park & central Ealing
- Elizabeth, Piccadilly, Central & District Line stations nearby
- Potential to extend or reconfigure (STPP)

### Material information

- Tenure - **Freehold**
- Council Tax - **Band G**
- Guide Price - **£1,750,000**



**PAUL LESLIE**

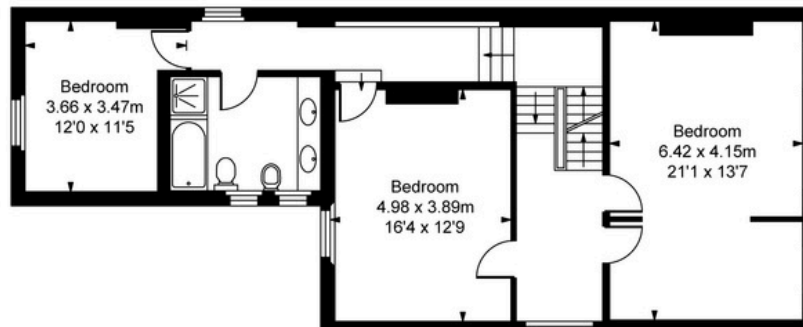
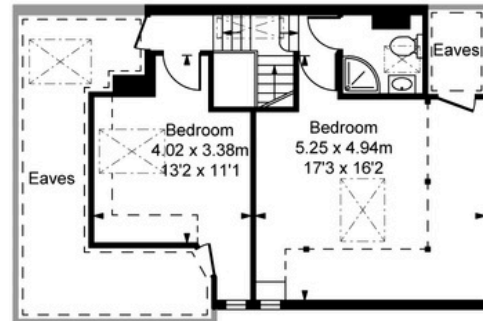
Director  
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St. Marys Road, W5

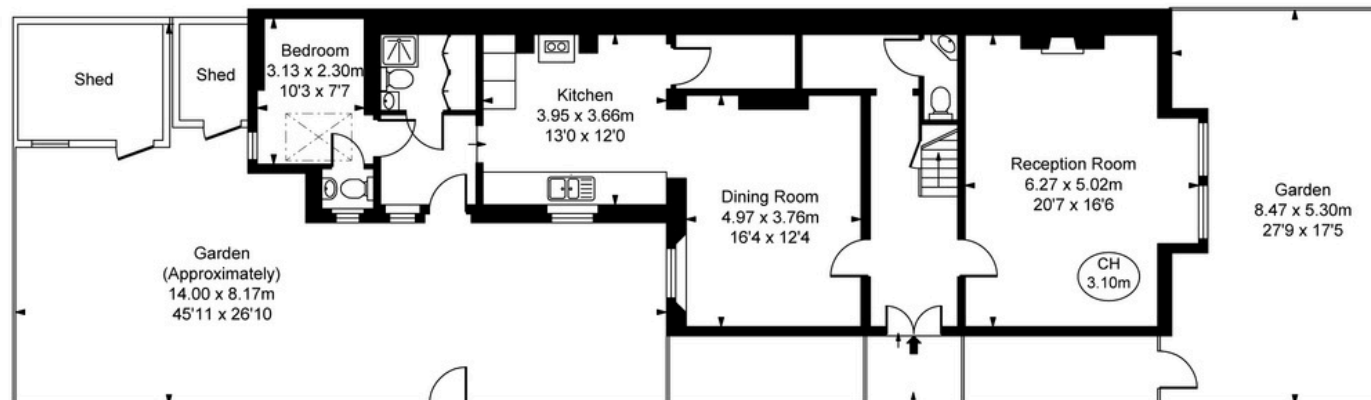
Approximate Gross Internal Area  
232.24 sq m / 2,500 sq ft  
Eaves Storage  
17.98 sq m / 194 sq ft

Total Areas Including Eaves  
250.22 sq m / 2,693 sq ft

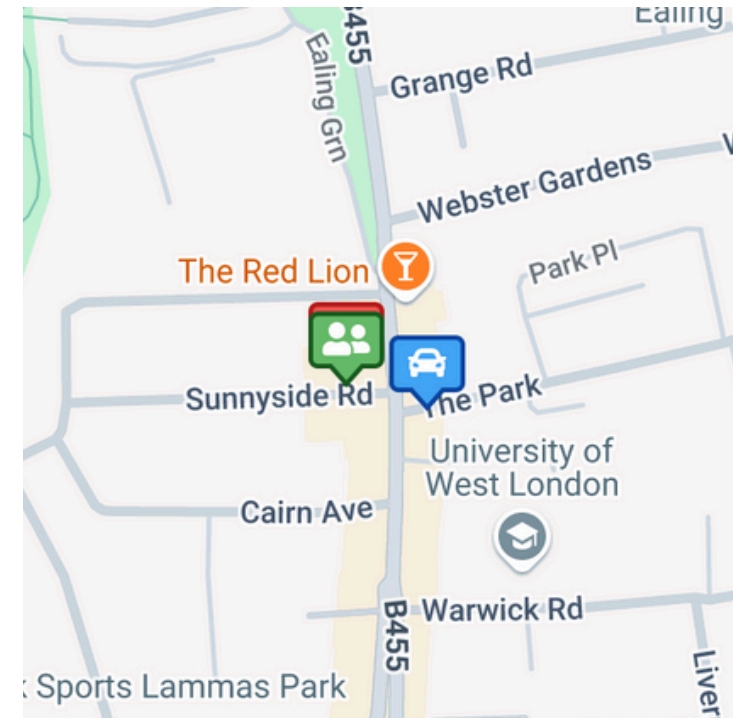
(Including restricted height  
under 1.5m [---])  
(CH = Ceiling Heights)



Ground Floor  
Approximate Gross Internal Area  
99.20 sq m / 1,068 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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## 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>		79
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		