



RATHGAR AVENUE, EALING, LONDON, W13

Guide Price: **£1,400,000**



 Leslie & Co





## About the property

What the owner loves:

We have been extremely fortunate to raise our young family in our home in the wonderful Avenue. We have treasured memories of living here in this amazing house with plenty of space, lots of rooms and a back garden in a quiet, friendly neighbourhood. Many hours were spent in both Lammas and Walpole parks, both less than 5 mins walks away, with playgrounds and cycle tracks for our kids to learn how to ride. What initially attracted us to the street and the area was the location which has schools, parks and great public transport, which served us so well. Now it's time to welcome another family to fill the rooms again with all their friends and family and activity.



### Key features

- Chain Free
- Six Bedrooms
- Three Bathrooms
- South Facing Garden
- Potential to Extend (STPP)
- Generous Plot
- Over 2,200 sq ft
- Beautiful Tree-Lined Street
- Close Proximity to Local Schools
- Stunning Parks Nearby
- Excellent Transport Links
- Blank Canvas

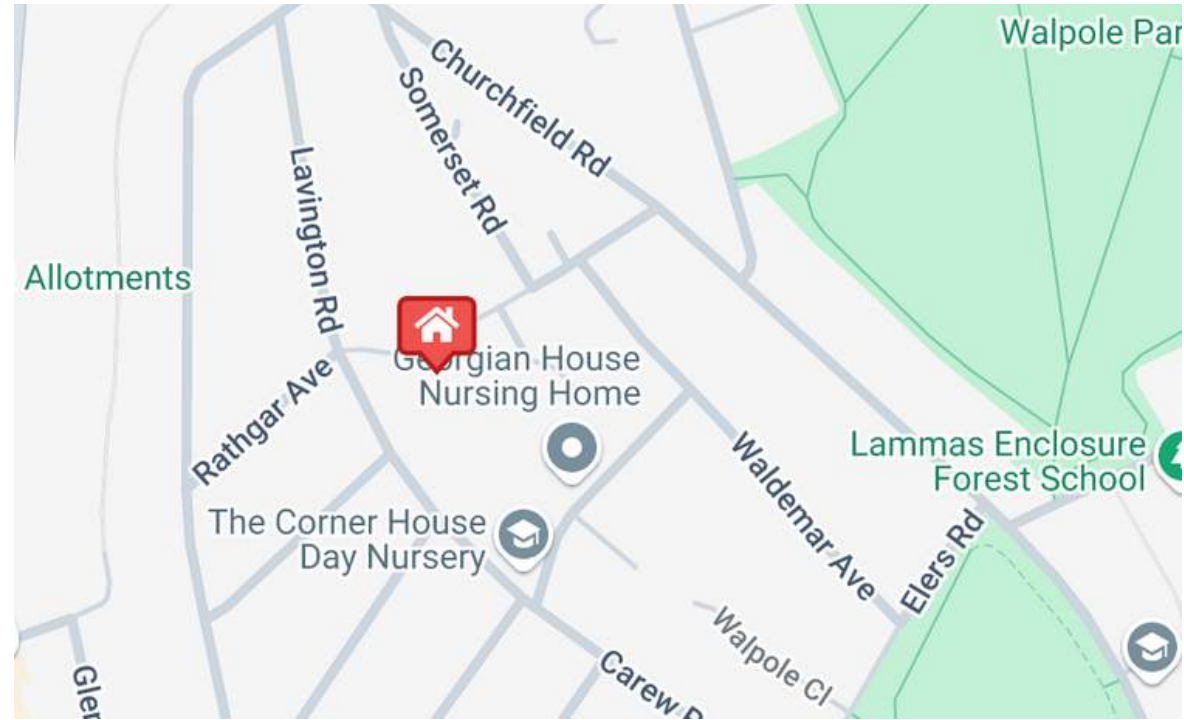
### Material information

- Tenure - **Freehold**
- Council Tax - **Band G**
- Guide Price - **£1,400,000**

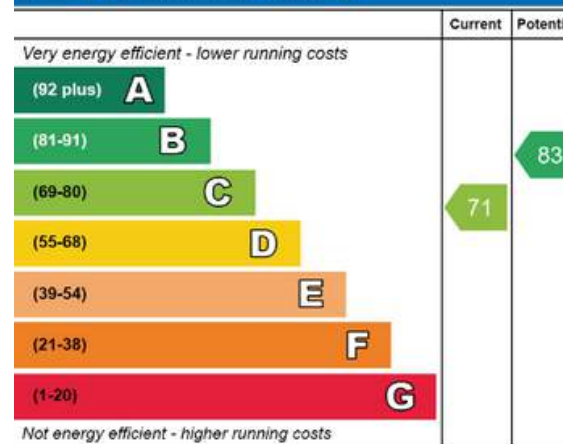


**PAUL LESLIE**

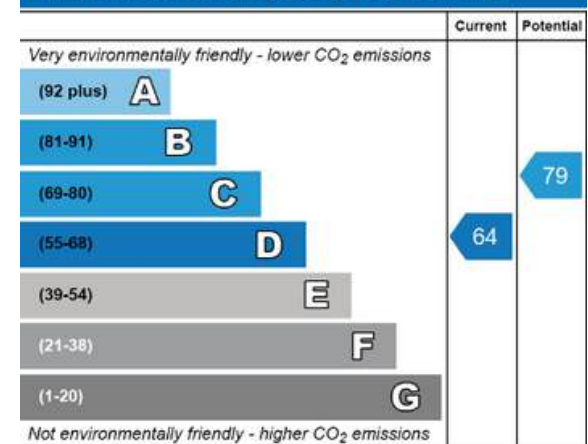
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### Energy Efficiency Rating



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



This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Fubon Performance