



SUTHERLAND ROAD, EALING, LONDON, W13

Guide Price: **£400,000**







About the property

What the owners love ❤️🌟...

We've been incredibly fortunate to call this flat our home for five years. The property was re-developed in 2019, and we instantly fell in love with the modern design and finishes, which still retain the charm and period character of the local area. Every aspect of the interior has been thoughtfully planned, and the underfloor heating during the winter months has been a real added bonus - it's a sanctuary we enjoy coming home to. We love hosting friends and family and take pride in the compliments we receive about our flat. Our neighbours are lovely too; we couldn't ask for a better group of people to live beside.

The location is perfect for us. With one of us commuting into central London, having the Elizabeth Line just a 5-minute walk away makes the daily journey a breeze. The other commutes outside of London, the easy access to the A40, and our allocated off-street parking space have been incredibly helpful. We're regulars at the local gym and enjoy exploring the many coffee shops, cinemas, and restaurants that Ealing Broadway offers. Having a Waitrose within walking distance is also a huge bonus. We often use the nearby parks for running, including Pitshanger, Walpole, Lammas, and Brent Valley Park. We're lucky to have such beautiful green spaces right on our doorstep!



Key features

- 1 Bedroom
- Luxury apartment
- Built in 2019
- Nestled within a gorgeous Victorian property
- Allocated off-street parking
- Long lease
- Very reasonable service charges
- High specification throughout
- 0.3 miles to West Ealing Station (Elizabeth Line)
- Under Floor Heating
- Beautifully Decorated Throughout
- Buyer Information Pack Available

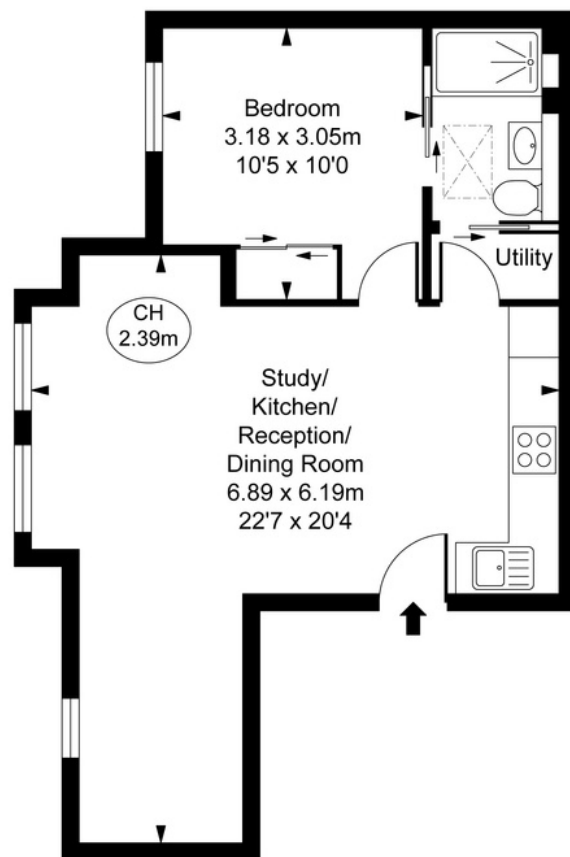
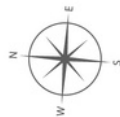
Material information

- Tenure - **Leasehold**
- Council Tax - **Band C**
- Guide Price - **£400,000**
- Lease Start Date - **01/01/2019**
- Lease Duration - **150 years**
- Lease Years Remaining - **143 years**



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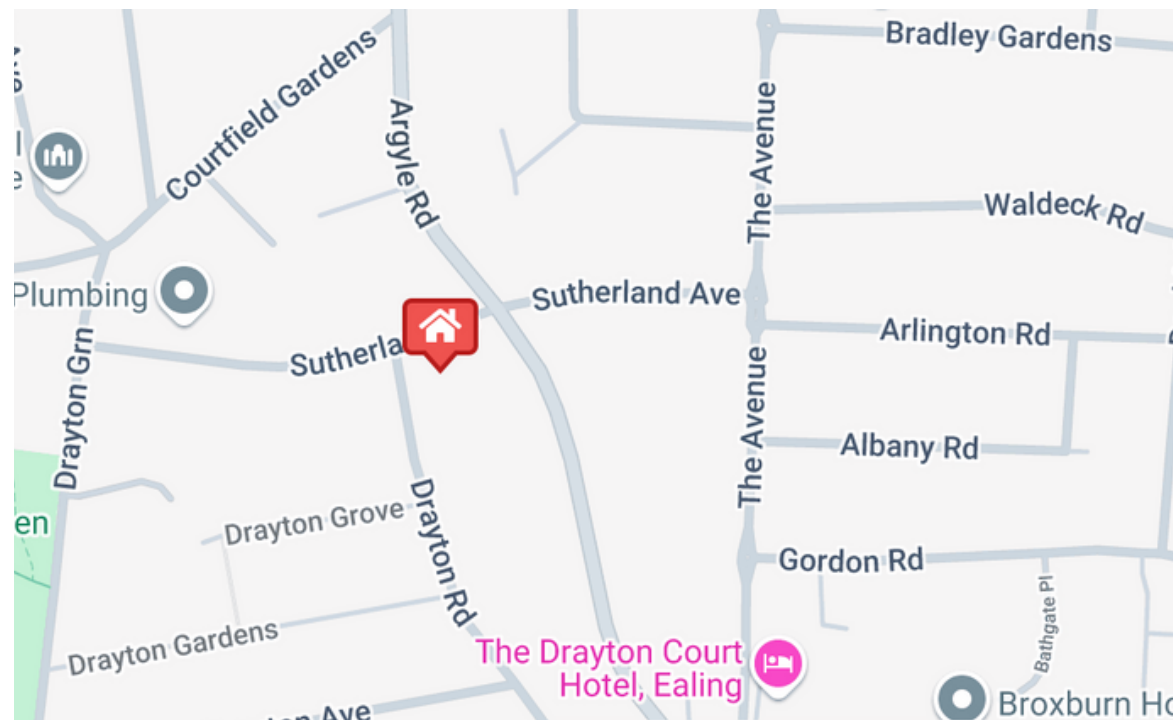
Sutherland Road, W13
 Approximate Gross Internal Area
 41.92 sq m / 451 sq ft
 (CH = Ceiling Heights)



First Floor

**FULHAM
 PERFORMANCE**

This plan is not to a given scale. A detailed layout plan with dimensions is available on request.
 All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards.



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

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