



  
LESLIE & CO

ELM GROVE ROAD, EALING, LONDON, W5  
Guide Price: **£2,500,000**



 Leslie & Co





## About the property

What the owners love ❤️:

We bought this house 16 years ago. It was a natural 4 bed, very spacious house and big garden with great potential!

We added a kitchen extension and loft space to make it a 5 bedroom house. We love this area with amazing transport links. Literally 10-12 minute walk to Ealing Broadway station, which now includes the Elizabeth Line. South Ealing Station - great link for Heathrow Airport and Ealing Common Station.

We are also lucky enough to be surrounded by 3 beautiful parks in walking distance - Gunnersbury, Walpole and Lammas Park. Also, Ealing Broadway shopping centre and 2 cinemas are 10 minutes walk away. Lots of great local pubs, restaurants and coffee shops too!

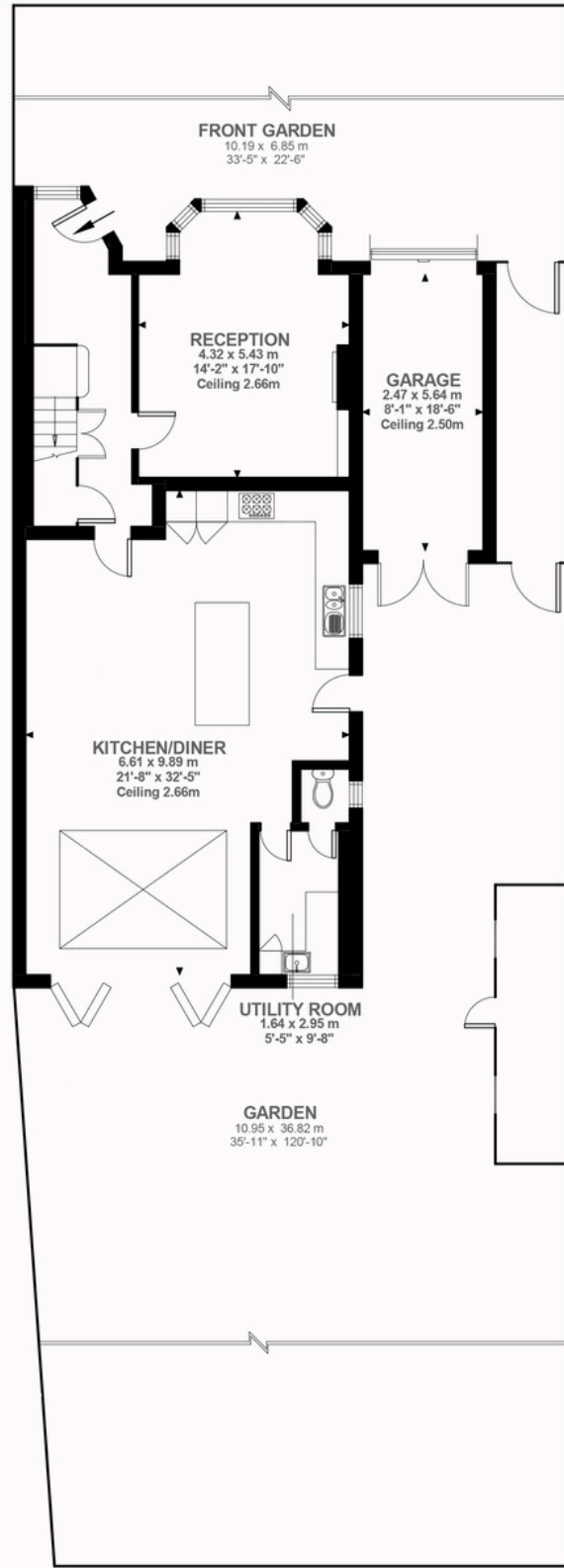
### Key features

- Generous Family Home
- Charm & Character
- Fully Refurbished Throughout
- Garage & Large Driveway
- Staggering Social Kitchen-Reception
- Solar Panels & EV Charging Points
- Stunning Sunny Garden
- One of Ealing's Finest Streets
- Incredible Principle Suite
- Over 2500 Sq Ft
- Buyer information pack available on request

### Material information

- Tenure - **Freehold**
- Council Tax - **G**
- Guide Price - **£2,500,000**

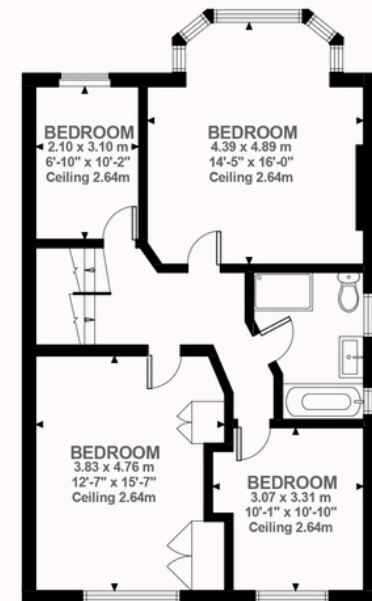




Ground Floor  
1079 ft<sup>2</sup>



Second Floor  
527 ft<sup>2</sup>



First Floor  
779 ft<sup>2</sup>

Elm Grove Road, W5

Approximate Gross Internal Area  
246.00 SQ.M / 2648 SQ.FT  
(INCLUDING EAVES STORAGE & GARAGE)  
EAVES STORAGE & GARAGE 24.44 SQ.M / 263 SQ.FT  
EXCLUSIVE TOTAL AREA 221.56 SQ.M / 2385 SQ.FT

Illustration for identification purposes only. Not to scale.



### 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>		
(55-68) <b>D</b>	68	75
(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>		
(55-68) <b>D</b>	57	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		