



GUNNERSBURY MANOR, ELM AVENUE, EALING, LONDON, W5

Guide Price: **£500,000**



 Leslie & Co





About the property

Welcome to number sixteen, an exceptional two-bedroom apartment nestled in a highly desirable pocket Ealing. Spanning an impressive 780 square feet, this residence is meticulously maintained, boasting impeccable condition throughout, making it a perfect abode for first-time buyers, young families, or those looking to downsize in an upscale London locale.

As you step into this charming apartment, you are greeted by a bright and spacious interior that radiates warmth and comfort. The highlight of this residence is undoubtedly its stunning views, overlooking the lush expanse of Ealing Common, offering a picturesque backdrop to everyday living. Each of the two double bedrooms provides ample space and tranquillity, ensuring restful nights and a place to retreat.

The beautiful communal grounds add an extra layer of serenity and greenery to your doorstep, further enhancing the appeal of this delightful property. Conveniently situated within the building is a lift, easing accessibility for all.



Key features

- Wonderful Two-Bedroom Apartment
- Excellent Condition Throughout
- Stunning Views
- Beautiful Communal Grounds
- Two Double Bedrooms
- Lift in Building
- Private Garage
- Circa 800 Sq Ft
- Overlooking Ealing Common
- Buyer Information Pack Available
- Chain Free

Material information

- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£500,000**
- Lease Start Date - **24/06/1966**
- Lease Duration - **189 years**
- Lease Years Remaining - **130 years**

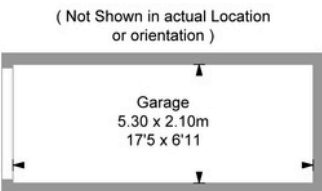
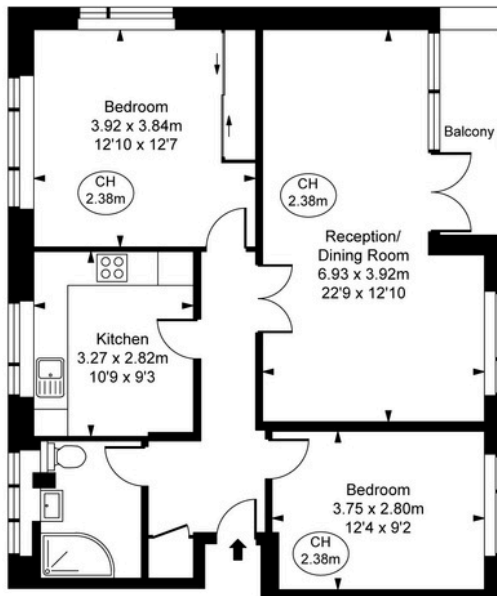


PAUL LESLIE

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**Gunnersbury Manor,
Elm Avenue, W5**

- Approximate Gross Internal Area
72.48 sq m / 780 sq ft
- Garage
11.13 sq m / 120 sq ft
- Total Areas Shown On Plan**
83.61 sq m / 900 sq ft
- (CH = Ceiling Heights)



Second Floor
Approximate Gross Internal Area
72.48 sq m / 780 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	73	79