



9 ST. MARKS ROAD, EALING, W5 3JS Guide Price: **£895,000**











What the owners love

St. Mark's Road was our first home and where we began our family. When we purchased it, we felt incredibly fortunate. We often walked by the road along the beautiful common. We dreamed of living in such a lovely place—like waking up in a countryside village while being an easy walk away from Ealing Broadway.

And we were right; it was idyllic! We created many unique and happy memories there. The neighbourhood is quiet and friendly, with the common at our doorstep and a great local pub just around the corner. In fact, after 14 years, when we needed to move, we couldn't bring ourselves to sell it. Since then, it has had many happy family tenants, several of whom stayed for years. Finally, we are selling, but we will always cherish the wonderful memories we made in this home. The walls have absorbed so many joyful moments over the years!

Key features

- Charming Period Cottage
- Residents Permit Parking
- Three Double Bedrooms
- Private Rear & Front Courtyards
- Blend of Original Character & Modern Finishes
- Excellent Condition Throughout
- Prime Ealing Location
- Buyer Information Pack Available

Material information

- Tenure Freehold
- Council Tax Band E
- Guide Price £895,000





PAUL LESLIE

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St. Marks Road, W5

Approximate Gross Internal Area 95.37 sq m / 1,027 sq ft
Eaves Storage
2.49 sq m / 27 sq ft

Total Areas Shown On Plan 97.86 sq m / 1,054 sq ft

3 × M

(Including restricted height under 1.5m [= = = =])

(CH = Ceiling Heights)





Second Floor Approximate Gross Internal Area 17.84 sq m / 192 sq ft



 Ground Floor
 First Floor

 Approximate Gross Internal Area
 Approximate Gross Internal Area

 42.66 sq m / 459 sq ft
 34.88 sq m / 375 sq ft

FULHAM PERFORMANICE AND

ns plain is not to a given scale. A detailed laysup plan with mensions is available on request. I guined measurements and areas are within 1% obterance.





