







About the property

What the owner loves:

We've really enjoyed living in this apartment and the area. The neighbourhood is vibrant, diverse, and set in a picturesque, welcoming environment.

Walpole Park is right at the doorstep — with the beautiful Pitzhanger Manor & Gallery, a cosy café, peaceful walks, majestic trees, a fantastic playground, and lively summer festivals from music and comedy to craft beer. It's been a real highlight for us, and we've spent countless happy hours there.

Local favourites include WA Café for exquisite Japanese patisserie, Farm W5 for a fresh, healthy lunch and a browse at For Art's Sake. Just five minutes away, Bond Street, New Broadway and Dickens Yard offer a wide choice of restaurants and cafés.

What we've valued most is the balance — being so close to everything, yet able to step into our private garden and feel an immediate sense of calm. In summer, it truly becomes an extension of the home and has been the setting for many joyful garden gatherings.



Key features

- Expansive Ground Floor Apartment
- Share of Freehold
- Enclosed Private Garden
- Off-Street Gated Allocated Parking
- Beautiful Period Building
- Exceptional Location
- Opposite Ealing's Finest Park
- Buyer Information Pack Available

Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band E**
- Guide Price - **£675,000**
- Lease Start Date - **01/01/1994**
- Lease Duration - **125 years**
- Lease Years Remaining - **93 years**
- Service Charge - **£2640 yearly**



PAUL LESLIE
 Director
 020 3488 6445
 07738 401 822
 paul@leslieandcompanyuk.com

