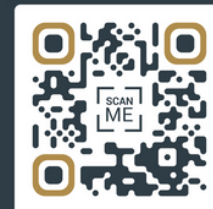




RAYMOND AVENUE, EALING, LONDON, W13

Guide Price: **£375,000**



 Leslie & Co





About the property

What the owner loves:

I originally bought the flat because of its quiet, residential location. Being nestled between Boston Road and Northfields Avenue provides access to excellent transport links, the convenience of local shops, and the local parks and open spaces. The flat is quiet and bright, especially the lounge, and I've always been blessed with wonderful neighbours.

Neighbour's note:

This is such a lovely place to live - people here always say hello when you pass by and you'll often hear a cheerful "good morning" on your way out. It's a friendly, close-knit community where neighbours look out for each other and are always happy to help.

You'll love the peaceful parks and open spaces nearby, and Northfields has some wonderful cafés and restaurants to explore.

It's also rare to find a budget-friendly flat in this area - most homes around here are terraced houses, so this one's a real gem. I hope you'll enjoy living here as much as we do.

Key features

- Fantastic First-Floor Flat
- Chain-Free
- Loft Extension Potential
- Over 500 Sq Ft
- Far-Reaching Views
- Share of Freehold
- Popular Tree-Lined Street
- Excellent Transport Links
- Close to Lovely Parks
- Some images include virtual staging

Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band C**
- Guide Price - **£375,000**
- Lease Start Date - **15/12/2006**
- Lease Duration - **125 years**
- Lease Years Remaining - **106 years**

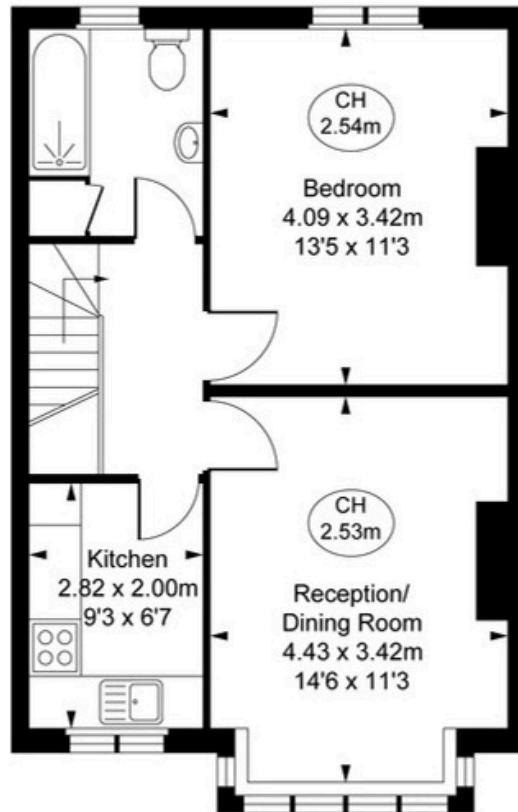




PAUL LESLIE
 Director
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Raymond Avenue, W13
 Approximate Gross Internal Area
 47.64 sq m / 513 sq ft

(CH = Ceiling Heights)

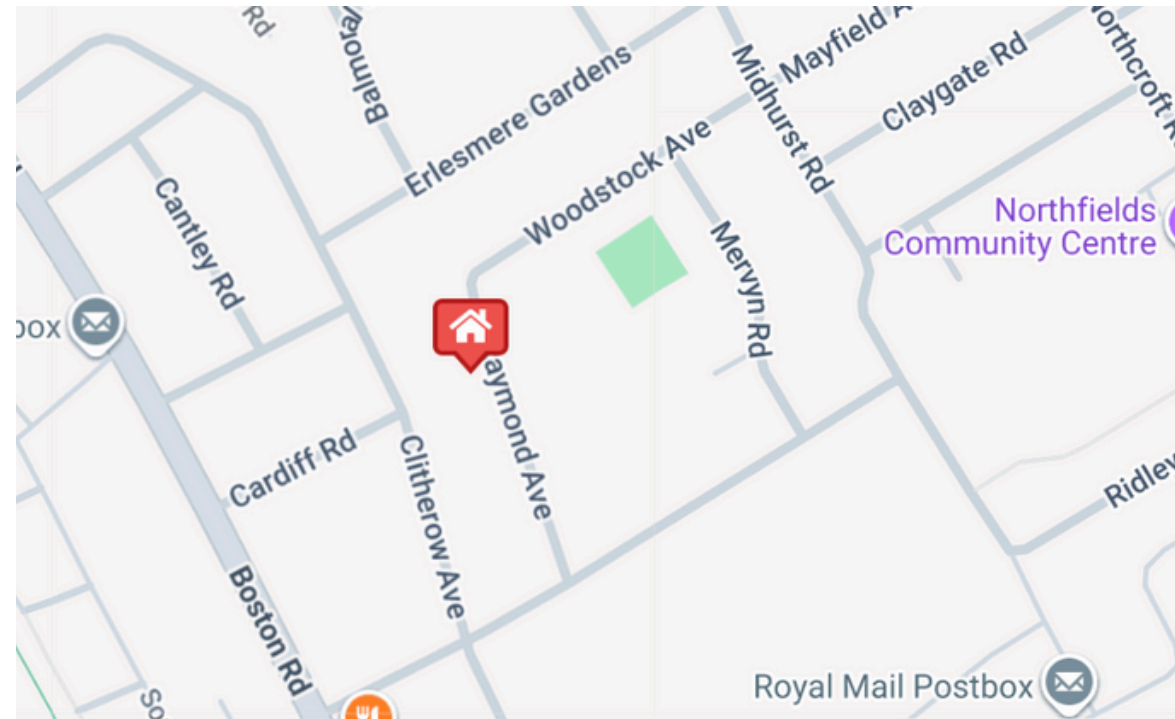


Ground Floor Entrance
 Approximate Gross Internal Area
 2.03 sq m / 22 sq ft

First Floor
 Approximate Gross Internal Area
 45.61 sq m / 491 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.



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		

Environmental Impact (CO ₂) 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		