



LESLIE & CO

THORPE HALL MANSIONS, EATON RISE, EALING, LONDON, W5

Guide Price: **£500,000**



 Leslie & Co





About the property

What the owner loves:

What I love most about this home is how incredibly light and airy it is. The amount of storage is fantastic; it's made keeping this spacious place neat and tidy so easy. I really value the peace of mind that comes with being on the first floor; it just feels safer and more secure. But my absolute favourite spot is the private balcony - it's my perfect retreat, and I just adore sitting out there enjoying the nice views.

Why we'd buy this home:

Size and positioning! Perfectly placed between two of Ealing's best worlds, this home sits right where convenience meets community. To one side, you have Ealing Broadway - with its shops, restaurants, and the super-fast Elizabeth Line connecting you effortlessly across London.

Key features

- Expansive First Floor Flat
- Fantastic Natural Light Throughout
- Excellent Schools Nearby
- Private Garage
- Private South-Facing Balcony
- Well-Maintained Communal Gardens
- Nestled perfectly between Ealing Broadway and Pitshanger Village
- Some images feature virtual staging

Material information

- Tenure - **Leasehold**
- Council Tax - **Band E**
- Guide Price - **£500,000**
- Lease Start Date - **01/04/1974**
- Lease Duration - **999 years**
- Lease Years Remaining - **947 years**
- Service Charge - **£4,000 yearly**
- Ground Rent - **£12.50 yearly**

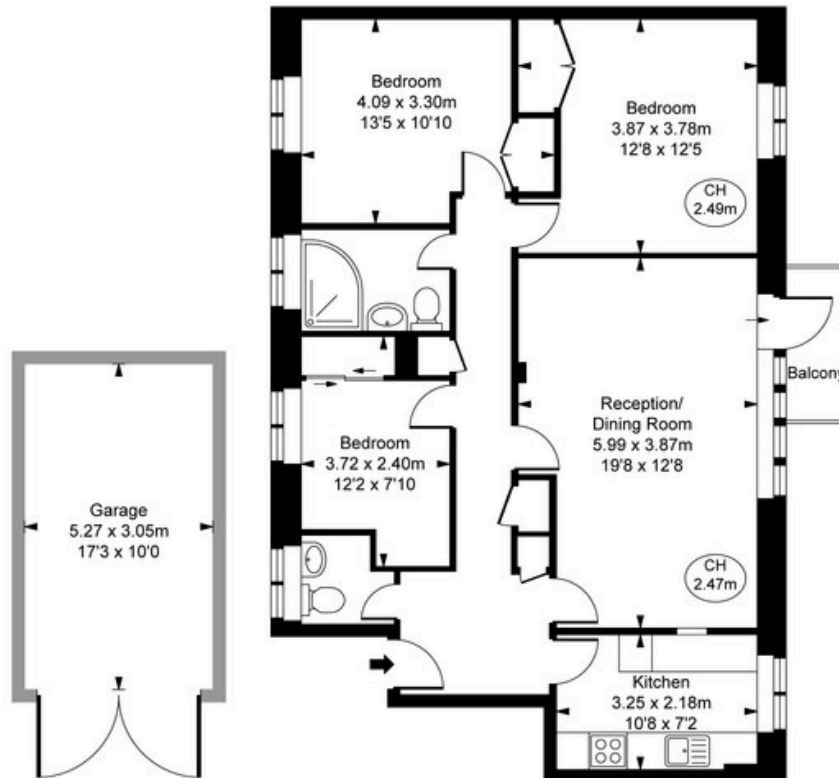




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Thorpe Hall Mansions, W5

■ Approximate Gross Internal Area
 82.88 sq m / 892 sq ft
 ■ Garage
 16.07 sq m / 173 sq ft
 Total Areas Shown On Plan
 98.95 sq m / 1,065 sq ft
 (CH = Ceiling Heights)



Ground Floor
 (Not Shown in actual location
 or orientation)

First Floor



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 (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		