



LESLIE & CO

MOUNT PLEASANT ROAD, EALING, LONDON, W5

Guide Price: **£800,000**



 Leslie & Co





About the property

Why we'd buy it

This is one of those homes that just feels right. The layout is beautifully thought out, spacious, balanced, and filled with natural light, featuring well-proportioned rooms that adapt effortlessly to busy family life, remote working, or relaxed evenings with friends.

It's refreshingly practical too, with off-street parking, a good-sized garden, and four generously sized bedrooms that offer plenty of space and versatility. The recent refurbishment has been carried out with meticulous care and attention to detail; everything feels fresh, contemporary, and ready to move into. Just unpack your boxes and start living.

And then there's the setting: quietly tucked away, yet perfectly placed. The house enjoys a lovely position overlooking the green expanse of Queens Gardens (not someone else's windows), which gives it an open, peaceful feel. Pitshanger Lane with its independent shops, cafés and friendly village atmosphere is just around the corner, while excellent schools and easy transport links to Ealing Broadway complete the picture.

Key features

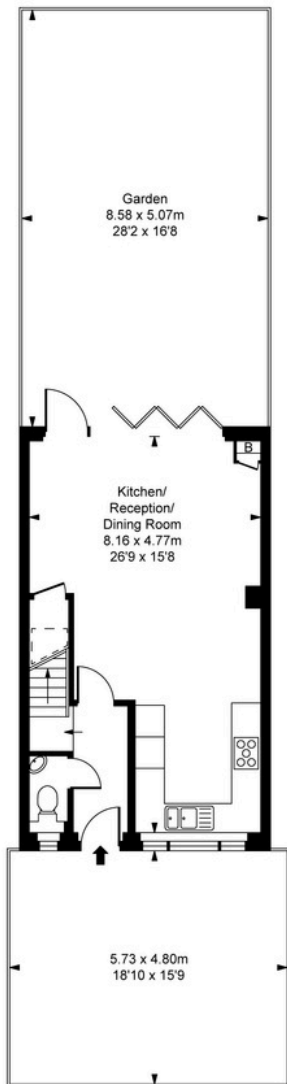
- Four-bedroom family townhouse
- Fully refurbished and ready to move into
- Stylish open-plan kitchen/living with garden access
- Two modern bathrooms with double sinks
- Private garden with patio
- Off-street parking
- Over 1,250 sq ft across three floors
- Opposite Queens Gardens for added privacy and outlook
- Catchment for sought-after local schools
- Easy access to Pitshanger Lane & Ealing Broadway

Material information

- Tenure - **Freehold**
- Council Tax - **Band F**
- Guide Price - **£800,000**

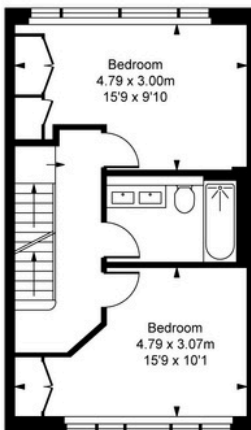
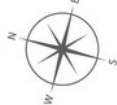


PAUL LESLIE
 Director
 020 3488 6445
 07738 401 822
 paul@leslieandcompanyuk.com

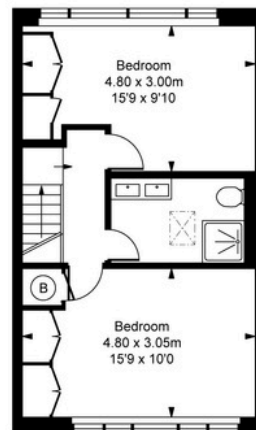


Ground Floor
 Approximate Gross Internal Area
 39.02 sq m / 420 sq ft

Mount Pleasant Road, W5
 Approximate Gross Internal Area
 116.38 sq m / 1,253 sq ft
 (Including restricted height
 under 1.5m (= = =))
 (CH = Ceiling Heights)



First Floor
 Approximate Gross Internal Area
 38.67 sq m / 416 sq ft



Second Floor
 Approximate Gross Internal Area
 38.69 sq m / 416 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

