



LESLIE & CO

ST. STEPHENS COURT, THE AVENUE, EALING, LONDON, W13

Guide Price: **£700,000**



 Leslie & Co





## About the property

What the owner loves ❤️:

By far the best thing about the flat, and what originally attracted me to this property, is the uniqueness of the building. After being shown around numerous generic grey boxes, walking into St Stephens I knew I would be really happy to come home every day. Being a converted church, the flat has some beautiful original features including the stained glass window which, as it is west facing, catches the sunset rays. The living area is open plan, but having the mezzanine allowed my partner and I to have our own separate spaces when we were both working from home. Being the on the top floor, we are the highest building for a little way so we get some great views of the surrounding areas, including Wembley Arena. We have also become repeat New Years Eve hosts as the flat is a great entertaining space, and the views of the fireworks at midnight are quite spectacular.



### Key features

- Stunning Church Conversion
- Over 1100 Sq Ft
- Unparalleled Far-Reaching Views
- Off-Street Allocated Parking
- Incredible Architectural Features
- Envious School Catchment
- Genuine Lifestyle Property
- Close to Wonderful Parks
- Abundance of Natural Light
- Moments from Elizabeth Line
- Buyer information pack available on request

### Material information

- Tenure - **Leasehold**
- Council Tax - **Band F**
- Guide Price - **£700,000**
- Lease Start Date - **11/10/1985**
- Lease Duration - **150 years**
- Lease Years Remaining - **111 years**
- Service Charge - **£3,500 yearly**



**PAUL LESLIE**

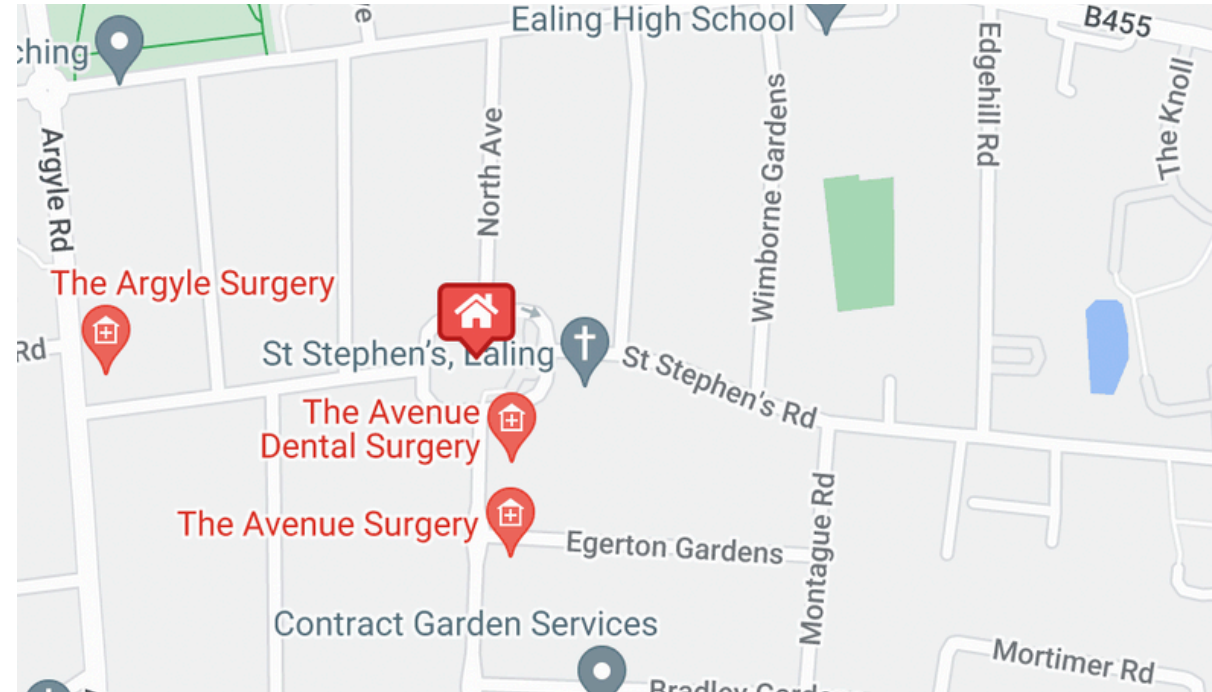
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St. Stephens Court, W13  
Approximate Gross Internal Area  
105.00 SQ.M / 1130 SQ.FT  
(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 3.72 SQ.M / 40 SQ.FT  
INCLUSIVE TOTAL AREA 108.72 SQ.M / 1170 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	46
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		