

Leslie & Co.

# WEYMOUTH AVENUE, EALING, LONDON, W5

Guide Price: **£800,000**

SCAN ME

Leslie & Co













## About the property

What the owner loves:

My parents lived in this house since before I was born. I grew up here, went to school across the road and played in Lammas and Walpole parks nearby.

As an adult, it's the community that has made it such an important place for me. Everyone knows everyone, you might find yourself popping over for a cup of tea with a neighbour, or always stopping on the street for a friendly chat.

Why we would buy this home:

Set on a highly desirable, tree-lined street, this charming post-Edwardian family home boasts an abundance of original features and period character. Stepping through the property, you get an immediate sense of its rich history and warm, welcoming atmosphere. To the rear, the home opens up to a lovely, secluded private garden, offering a peaceful and leafy retreat away from the hustle and bustle of daily life.

For buyers with vision, this property presents enormous potential to refurbish and extend (subject to the usual planning permission) to create a spectacular modern residence.

## Key features

- Charming post-Edwardian family home
- Full buyer information pack available
- Lovely secluded private garden
- Secure with deposit or reservation agreement
- Highly desirable tree-lined street
- Enormous potential to refurb and extend (STPP)
- Original features and character
- Excellent schools and transport links nearby
- Close to wonderful parks
- Chain-free and sale-ready

## Material information

- Tenure - Freehold
- Council Tax Amount - £3088.00 (Band F)
- Guide Price - **£800,000**



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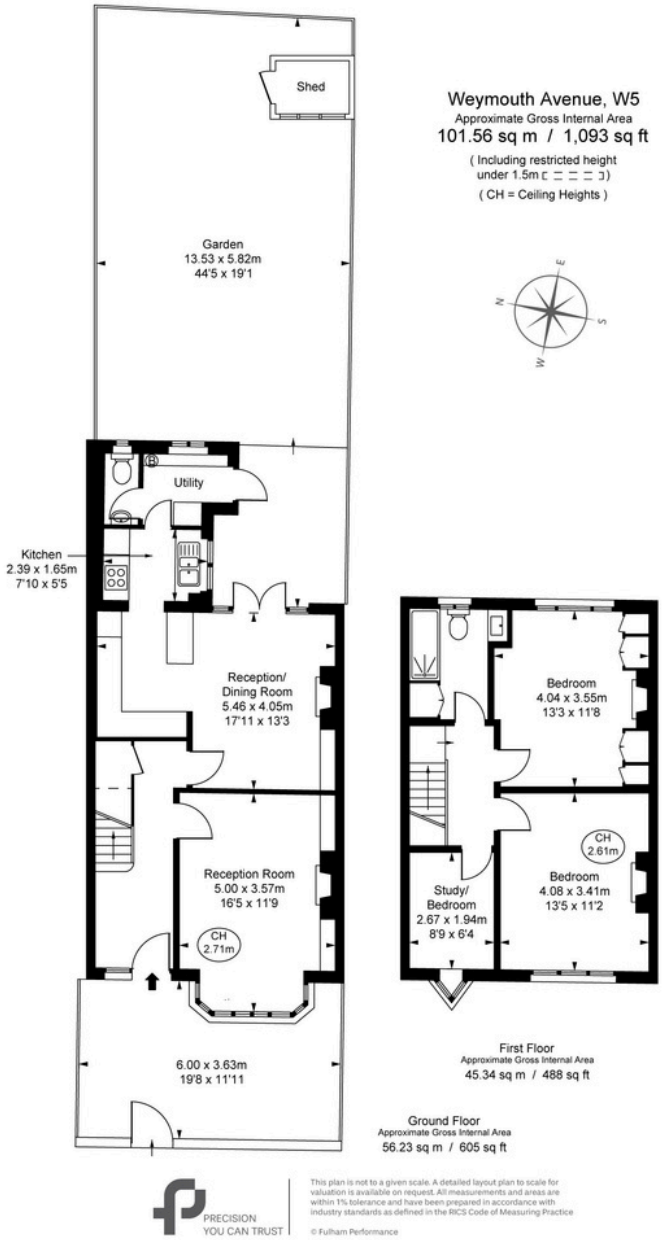


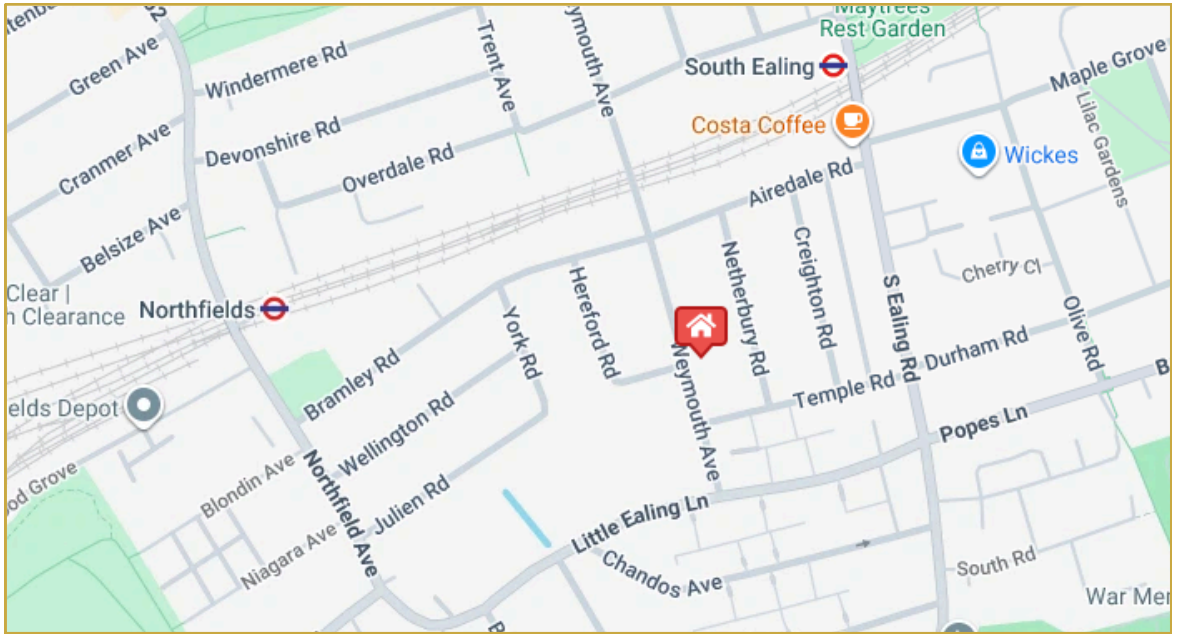


## Key Facts for Buyers

## Buyer Information Pack