



Leslie  
& Co.

ADELAIDE ROAD, EALING, LONDON, W13

Guide Price: **£1,250,000**



 Leslie & Co





## About the property

What the owner's love:

We've been lucky enough to call this house our home through some of life's biggest milestones - having gotten engaged, married and welcomed both of our children here. It's a place that has provided such great memories.

The garden has been one of our favourite spots — whether enjoying a quiet morning coffee, watching the children play, hosting friends and firing up the barbecue. When the lavender and roses bloom, it feels especially magical.

The kitchen has been the real heart of the home, full of great memories and a wonderful space for entertaining. It gets great light throughout the day, especially in the mornings.

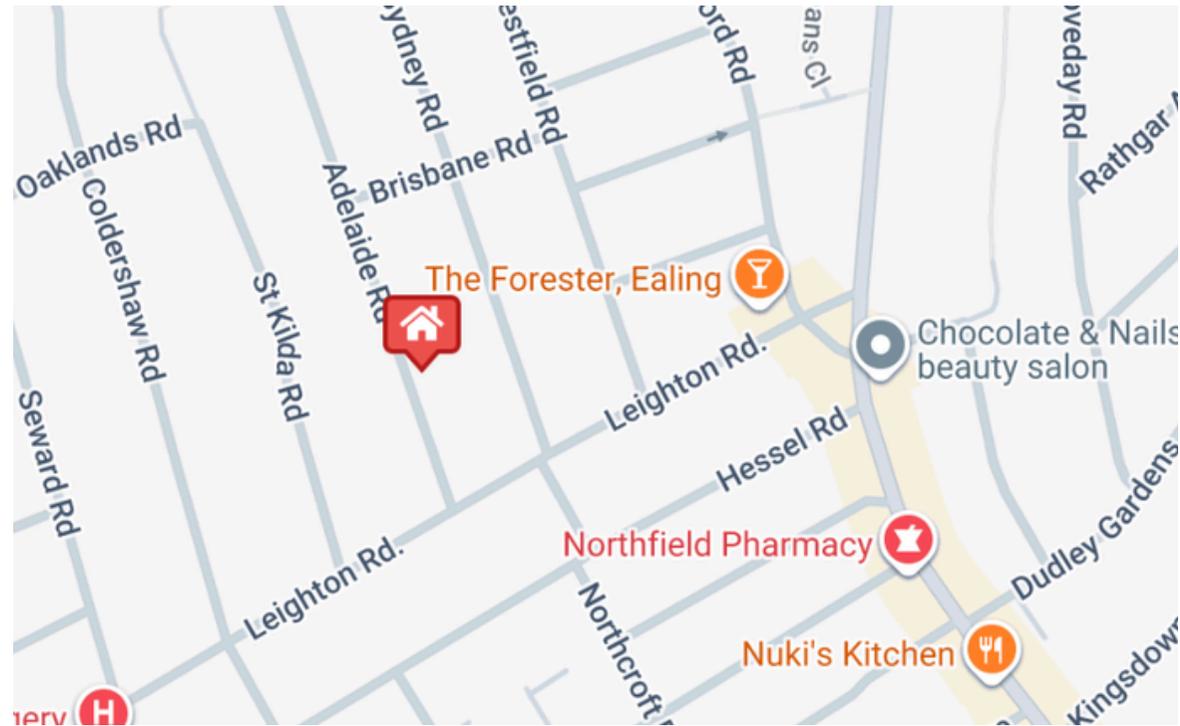
Being lovers of a good soak, the main bathroom and standalone bath has also been a great part of our time here. The additional bath to the children's en-suite has made family life that little bit easier.

## Key features

- Stunning Family Home
- Circa 1600 Sq Ft
- Beautiful Period Charm & Architecture
- Four Bedrooms Plus Study / Dressing Room
- Sunny Private Garden
- Highly Desirable Tree-Lined Street
- Impressive Natural Light
- Outstanding School Catchment
- Exceptional Condition Throughout
- Excellent Transport Links

## Material information

- Tenure - Freehold
- Council Tax Amount - £2948.14 (Band F)
- Guide Price - £1,250,000



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>		67	82
(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>			78
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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