



Leslie
& Co.

GLENFIELD ROAD, EALING, W13

Guide Price: **£700,000**



 Leslie & Co





About the property

What the owners love:

We have such special memories of this purpose-built maisonette, as it was our very first home. From the moment we stepped inside, we were captivated by its unique split-level design, rich in character and period charm - tall ceilings, stripped wooden floorboards, original fireplaces, and exposed brickwork, all combine to create a truly distinctive and beautifully designed space.

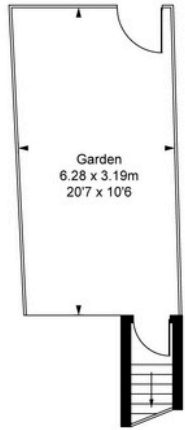
The apartment is perfectly suited to both peaceful relaxation and entertaining. Natural light & colours pour in from every angle, creating a bright and uplifting atmosphere throughout the day. The generous proportions give it the feel of a house, with two large double bedrooms, a smaller guest room, and a spectacular, huge warehouse-style loft lounge offering an exceptional amount of storage space. The open-plan kitchen and dining area is ideal for hosting family and friends, while the three-bedroom layout means guests can comfortably stay overnight. And if, like me, you love a long bath, the modern bathroom - complete with a deep roll-top Victorian bath - feels like pure luxury.

Key features

- Stunning split-level maisonette
- An impressive 1350 Sq Ft (including eaves)
- Gorgeous period character
- Move-in ready and totally chain-free
- West-facing private garden
- Lovely tree-lined street
- Moments from Northfields Station and high-speed Elizabeth Line
- Close to beautiful sprawling parks
- Secure with Reservation or Deposit Agreement
- Buyer information pack available

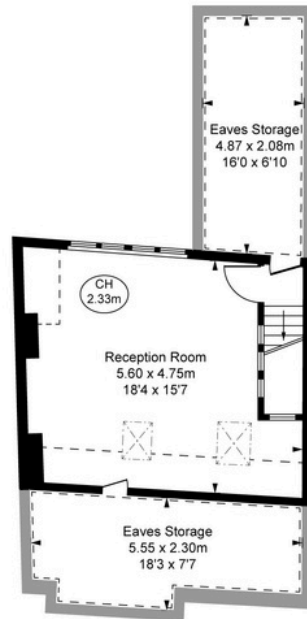
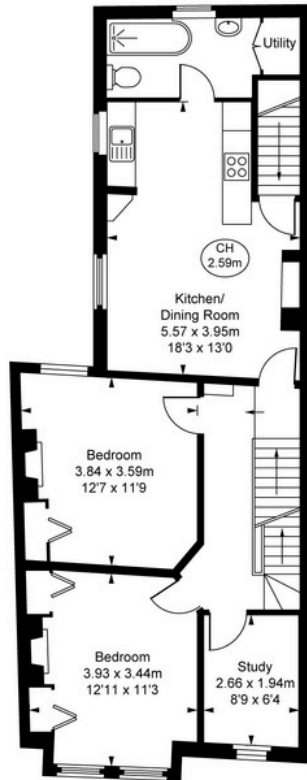
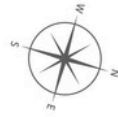
Material information

- Tenure - Leasehold
- Council Tax Amount - £2138.53 (Band D)
- Guide Price - **£700,000**
- Lease Start Date - 21/02/2011
- Lease Duration - 999 years
- Lease Years Remaining - 983 years
- Service Charge - £0 yearly
- Ground Rent - £0 yearly



Glenfield Road, W13

Approximate Gross Internal Area
 104.10 sq m / 1,121 sq ft
 Eaves Storage
 21.34 sq m / 230 sq ft
Total Areas Shown On Plan
125.44 sq m / 1,350 sq ft
 (Including restricted height under 1.5m [---])
 (CH = Ceiling Heights)



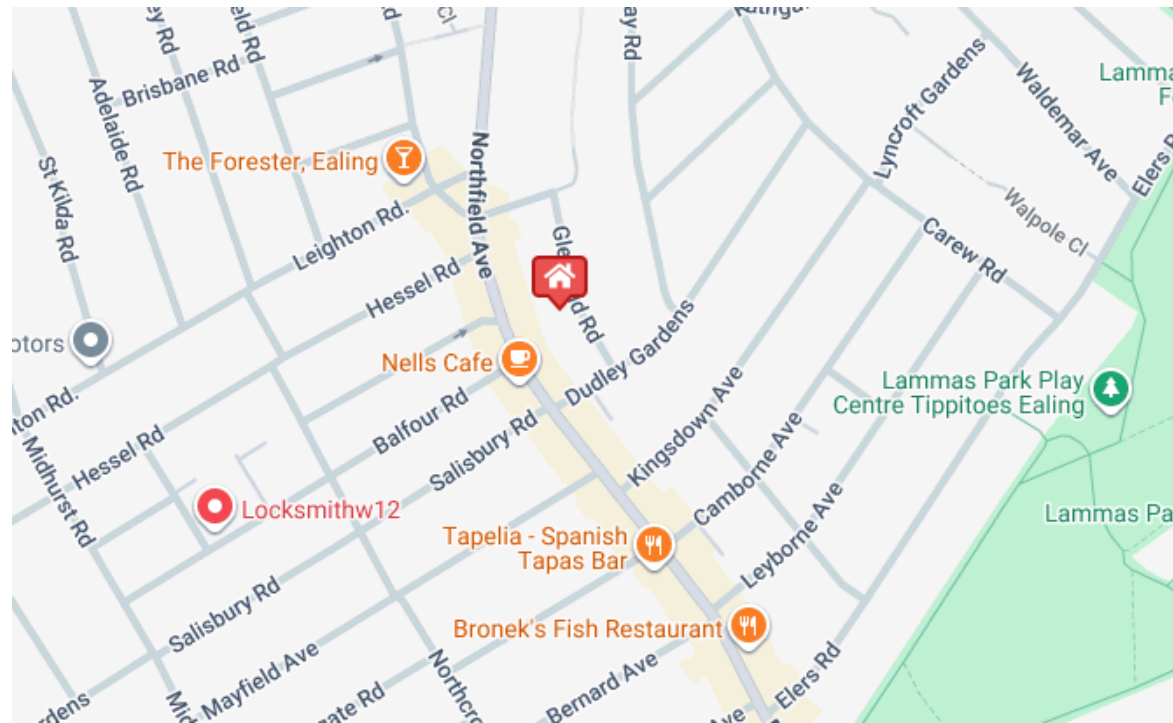
Ground Floor Entrance
 Approximate Gross Internal Area
 5.07 sq m / 55 sq ft

First Floor
 Approximate Gross Internal Area
 72.05 sq m / 776 sq ft

Second Floor
 Approximate Gross Internal Area
 26.98 sq m / 290 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
 © Fulham Performance



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		
	71	81

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		
	67	81