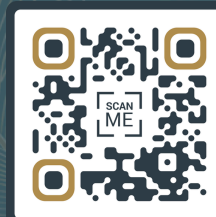




Leslie
& Co.

BROADWAY, EALING, W13
Guide Price: **£450,000**



Leslie & Co





About the property

What the owner loves:

This flat has been a brilliant home for us as a young professional couple - it strikes that rare balance of feeling both spacious and cosy, with a bright, open living area that gets loads of natural light and genuinely good-sized rooms throughout. The long hallway gives it a real sense of flow, and the bamboo hardwood flooring we added makes it feel warm and finished rather than "new build standard."

Day to day, the location has been hard to beat: an easy 7-minute walk to West Ealing station (perfect for commuting), with Ealing Broadway still comfortably walkable when we fancy more options. Having Waitrose and other supermarkets just a few minutes away has been incredibly convenient, and we've loved being able to walk to great cafés, restaurants, and a park right across the road.

It's been an easy, comfortable place to live - modern and low-maintenance, but with a settled, lived-in feel from the start.

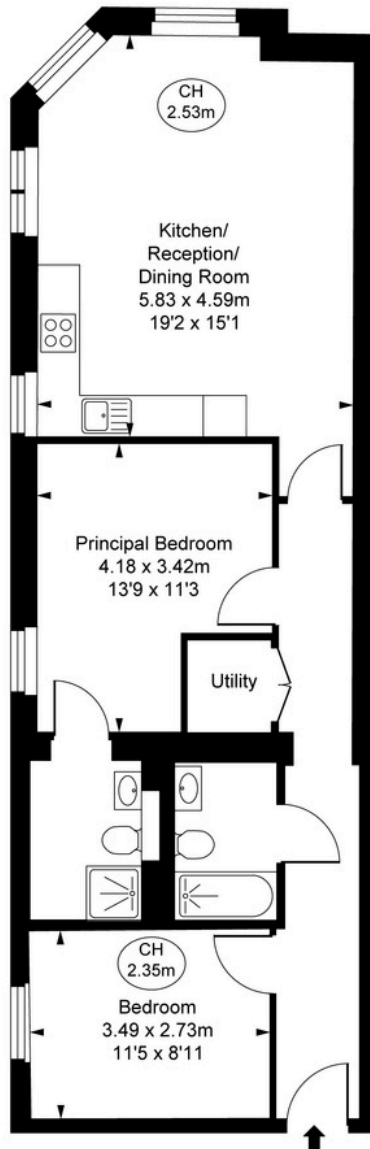
Key features

- Wonderful two-bed two-bath apartment
- Generous 775 sq ft of internal space
- Perfect blend of character and modernness
- Two genuine double bedrooms
- Moments from high-speed Elizabeth Line
- Abundance of cafés, restaurants and shops nearby
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

Material information

- Tenure - Leasehold
- Council Tax Amount - £1814.24 (Band C)
- Guide Price - **£450,000**
- Lease Start Date - 06/03/2020
- Lease Duration - 125 years
- Lease Years Remaining - 118 years
- Service Charge - £1301.74 yearly
- Ground Rent - £230.00 yearly





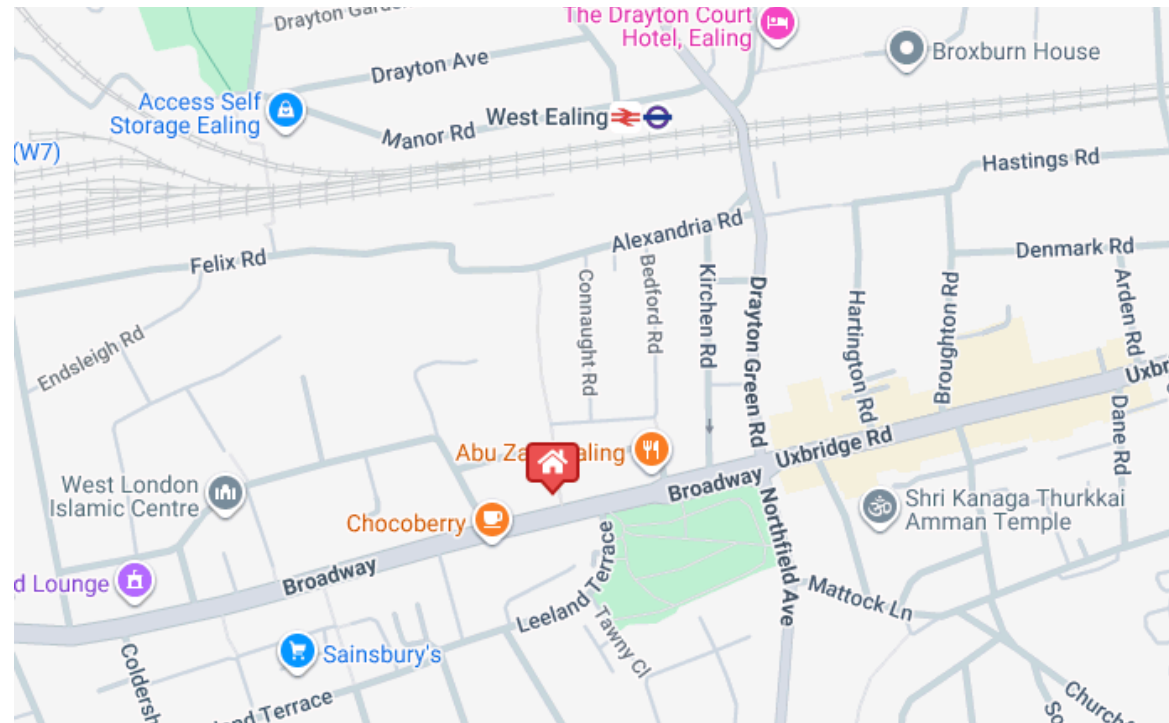
Broadway, W13
 Approximate Gross Internal Area
71.97 sq m / 775 sq ft
 (CH = Ceiling Heights)



First Floor



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

