



Leslie
& Co.

THE AVENUE, WEST EALING, LONDON, W13

Guide Price: **£2,000 PM**



 Leslie & Co





About the property

Why we would rent this home:

Elegant Living on The Avenue

Situated on one of Ealing's most prestigious, tree-lined streets, this lovely two-bedroom flat offers 578 sq ft of thoughtfully designed accommodation. Combining high-spec finishes with impressive natural light throughout, the home presents a refined and welcoming living environment from the moment you step inside.

Unbeatable Local Amenities

Living here places an abundance of local amenities right at your doorstep. Enjoy your weekends browsing the nearby weekly farmers' market, relaxing at the local artisan coffee shop, or catching up with friends at the area's famously brilliant local pub. For everyday essentials, a Waitrose supermarket is just moments away, while surrounding parks and green spaces provide opportunity for outdoor relaxation.

Prime Connectivity

Commuting is effortless with the high-speed Elizabeth Line just moments away, offering fast, seamless connections into central London, the airport and beyond. This property seamlessly blends a calm, leafy neighbourhood setting with outstanding city connectivity.

Key features

- Lovely two-bedroom flat
- 578 sq ft of thoughtfully designed accommodation
- Excellent spec throughout
- Situated on one of Ealing's most prestigious roads
- Moments from the high-speed Lizzy Line
- Wonderful parks and green spaces nearby
- Impressive natural light
- Abundance of local amenities

Material information

- Council Tax Amount - £1900.92 (Band C)
- Guide Price - **£2,000 PM**

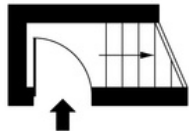




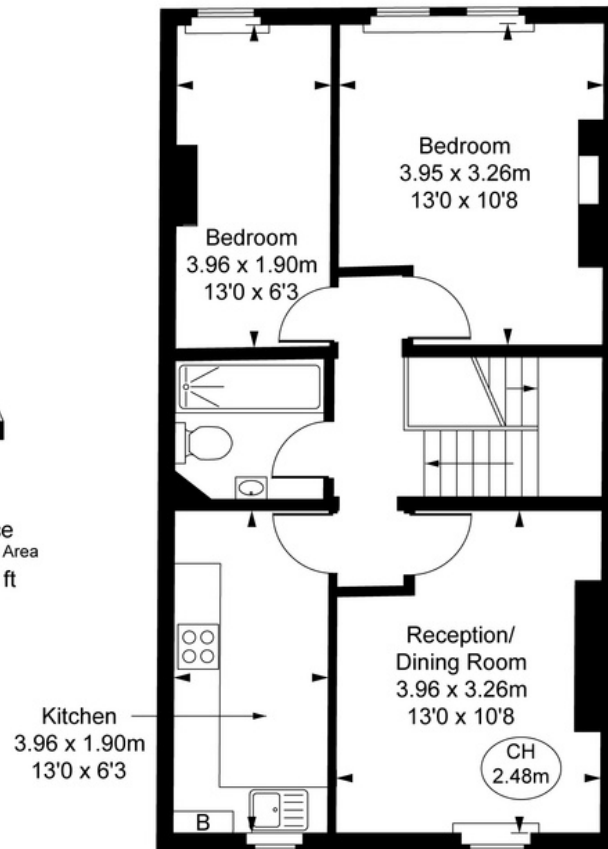
**Castle Hill Parade,
The Avenue, W13**

Approximate Gross Internal Area
53.67 sq m / 578 sq ft

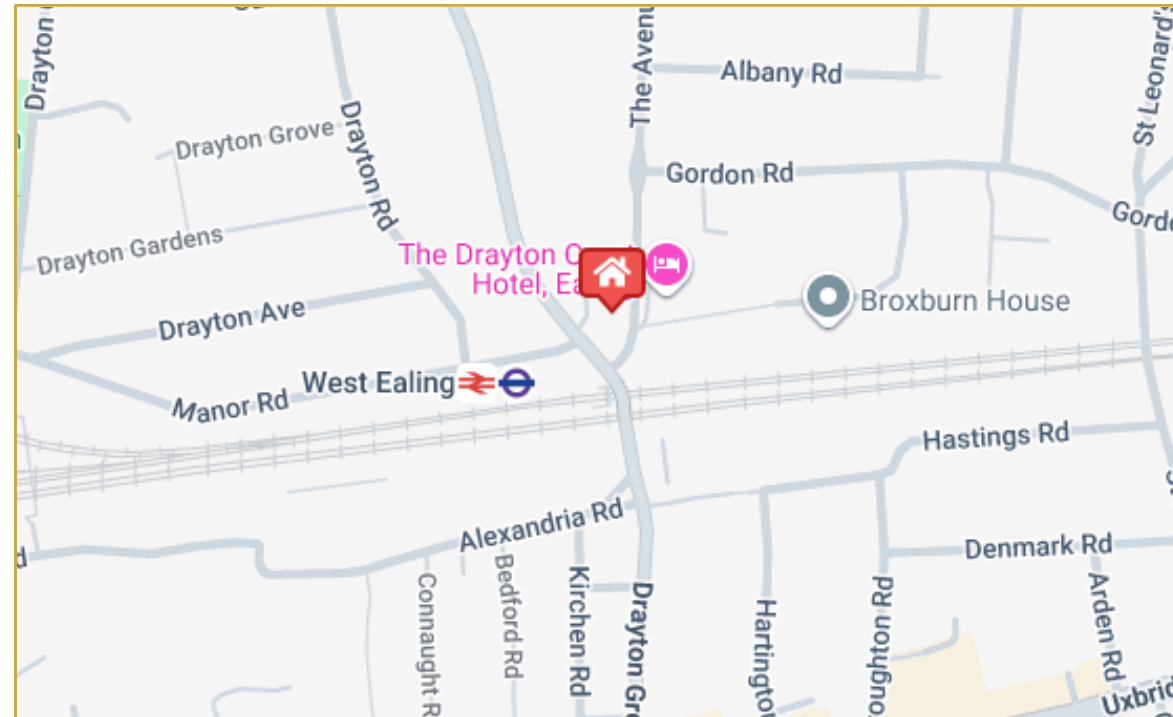
(CH = Ceiling Heights)



First Floor Entrance
Approximate Gross Internal Area
1.44 sq m / 16 sq ft



Second Floor
Approximate Gross Internal Area
52.23 sq m / 562 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Energy rating

C