



Leslie  
& Co.

GUNNERSBURY AVENUE, EALING, W5

Guide Price: **£350,000**



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## About the property

What the owner loves:

I have always loved living in Ealing, often called the “Queen of the Suburbs”, with its leafy streets, open green spaces and straightforward links into central London. The flat is perfectly placed near Gunnersbury Avenue and the historic Gunnersbury Park, an area shaped by a strong Rothschild heritage.

This wonderful flat, one of five in the building, has been in my family since 1995. I bought it from my family in 2002, which was my first real step into independence and the place where I built my career. Over the years I have invested a great deal of time and care into it, including stripping back the floors and taking inspiration from the stained glass windows to link them beautifully with the internal doors.

The transport links are excellent, both into central London and further afield, yet what I have always loved most about living here is how green it feels. There is a real sense of space, from the breadth of the gardens to stepping straight out onto Ealing Common or walking over to nearby Gunnersbury Park for walks, music festivals and local events.

## Key features

- Stunning period conversion
- Over 450 sq ft
- Stunning communal gardens
- Excellent transport links
- Allocated driveway parking space
- Beautiful period charm
- Surrounded by parks and green spaces
- Impressive natural light throughout
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

## Material information

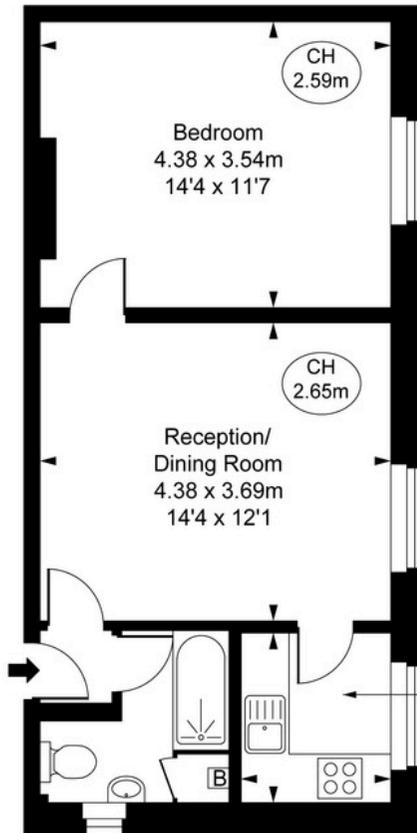
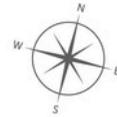
- Tenure - Leasehold
- Council Tax Amount - £1814.24 (Band C)
- Guide Price - £350,000
- Lease Start Date - 13/03/1981
- Lease Duration - 215 years
- Lease Years Remaining - 169 years
- Service Charge - £817.15 yearly



### Gunnersbury Avenue, W5

Approximate Gross Internal Area  
 42.36 sq m / 456 sq ft

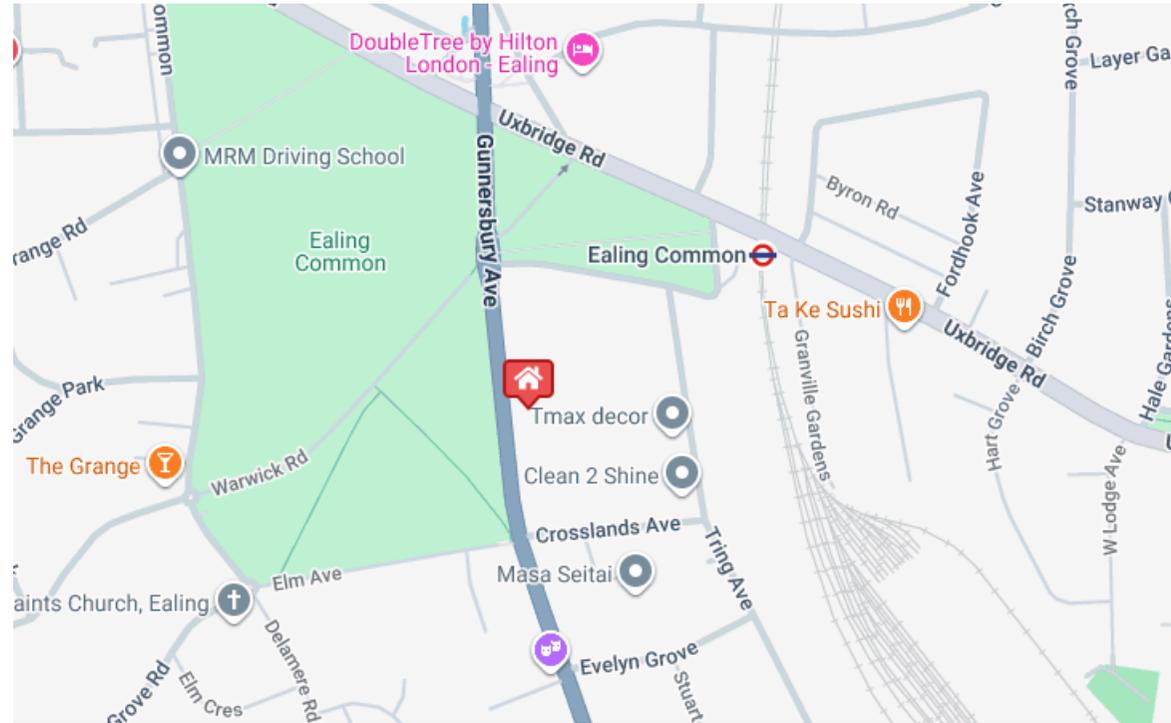
( CH = Ceiling Heights )



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 © Fulham Performance



### 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80

### 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		