



Leslie  
& Co.

WOODGRANGE AVENUE, EALING, W5

Guide Price: **£3,000 PM**



 Leslie & Co





## About the property

What the owner loves:

Woodgrange Avenue is a true mini community and it's hard to walk down the street without seeing a friendly face. The houses themselves were constructed in the late 50's and you can feel the level of craftsmanship all around you when living in this spacious place. In fact the houses still have the name of the individual craftsman who actually built the house, in cast iron letters on the letter box.

The immediate local area is also a wonderful community including the most delightful Japanese deli, supermarket, and a patisserie that makes and sells on the premises some of the best pastries you will have ever tasted. These are just a few of many reasons that I have loved living here and I'm sure you will too.

Why we would rent this home:

This beautiful, expansive, three-bed two-bath garden flat is a true sanctuary. At circa 1,100 sq ft, it cleverly balances generous space with an everyday ease that makes city living feel almost bucolic - the quiet, tree-lined cul-de-sac creates a sense of serenity, which is becoming increasingly rare in London. There's a kind of architectural storytelling in the period charm and craftsmanship that whispers you're in a place with history and soul.

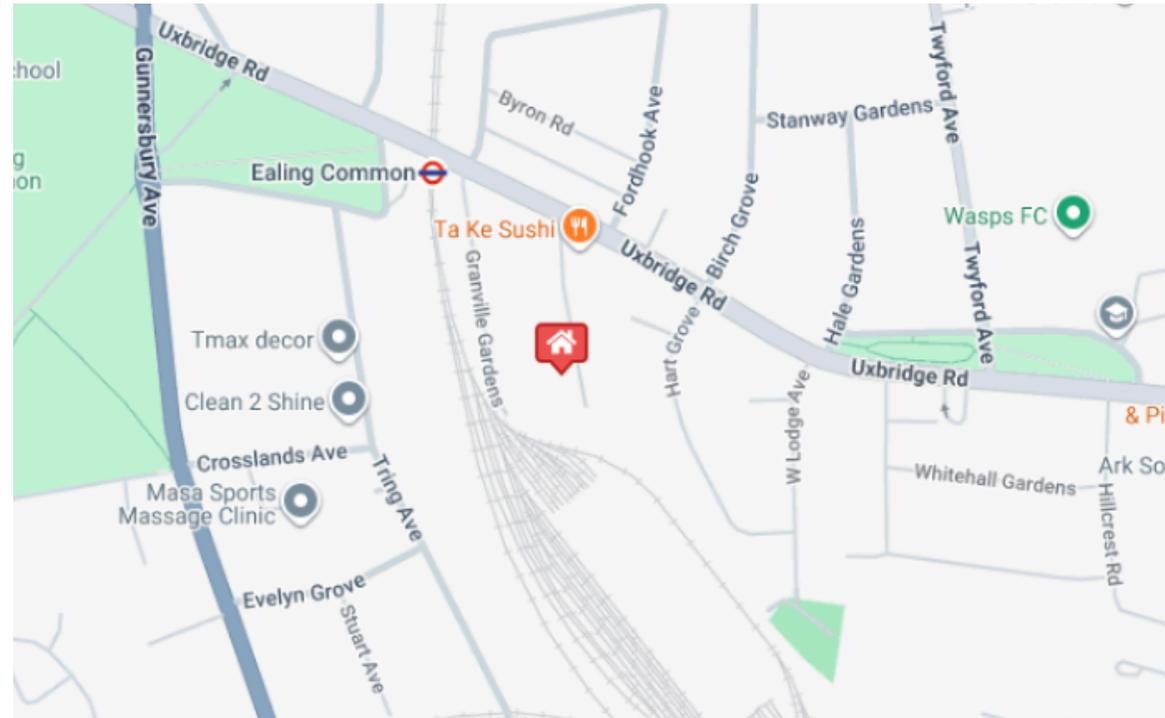
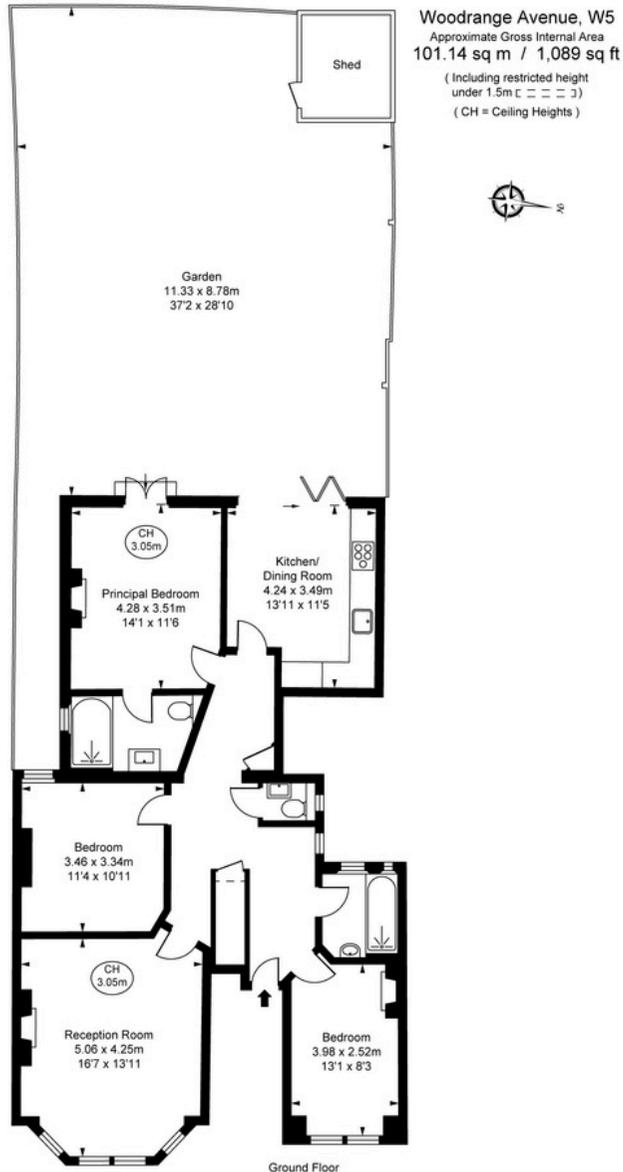
## Key features

- Stunning 3-bed 2-bath garden flat
- Circa 1100 sq ft
- Beautiful period charm & architecture
- Piccadilly Line, District Line & Elizabeth Line all nearby
- Sunny private garden
- Excellent schools in close proximity
- Quiet tree-lined cul-de-sac
- Wonderful independent cafes, shops & restaurants

## Material information

- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £3,000 PM





### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	53	
(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

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>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Paul Performance