



Leslie  
& Co.

HASTINGS ROAD, EALING, W13

Guide Price: **£550,000**



 Leslie & Co





## About the property

What the owner loves:

When we bought this flat almost 8 years ago, we loved its green space, spacious garden, along with its excellent location.

It's been a great home for young professionals considering its fantastic connections via the Elizabeth Line to the City and the West End for restaurants and nightlife as well as Heathrow to catch a flight either for work or holidays.

The space is designed to host dinner parties with friends and the brilliant garden space for BBQs that makes summer days and evenings a real highlight.

The street is residential with a short walk to local shops, cafes, and restaurants - Waitrose, Doppio Coffee Warehouse (for coffee lovers), chemist, pub, Cudi Food centre (Turkish food store that has "ajvar", a red pepper delicacy - a taste from home you must try).

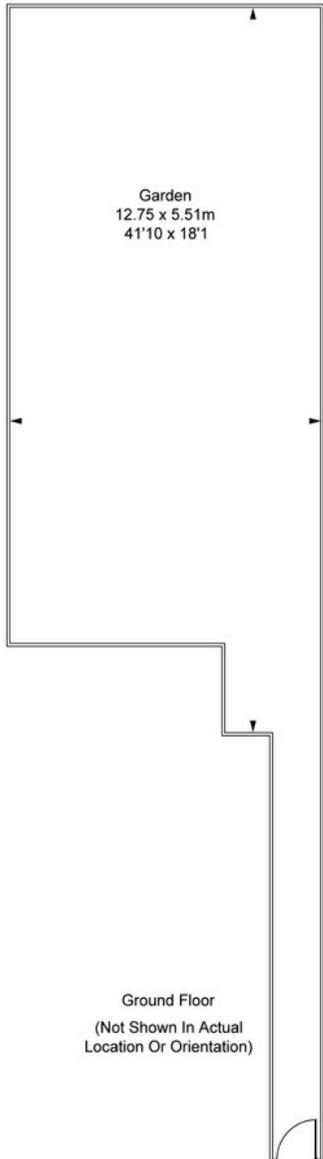
## Key features

- Chain-free luxurious designer apartment
- Over 700 sq ft
- Expansive private garden
- Steeped in modern elegance
- Moments from high-speed Elizabeth Line
- Two bed two bath
- Close to wonderful parks and green spaces
- Two contemporary bathrooms
- Vibrant local neighbourhood
- Buyer information pack available
- Secure with reservation or deposit agreement

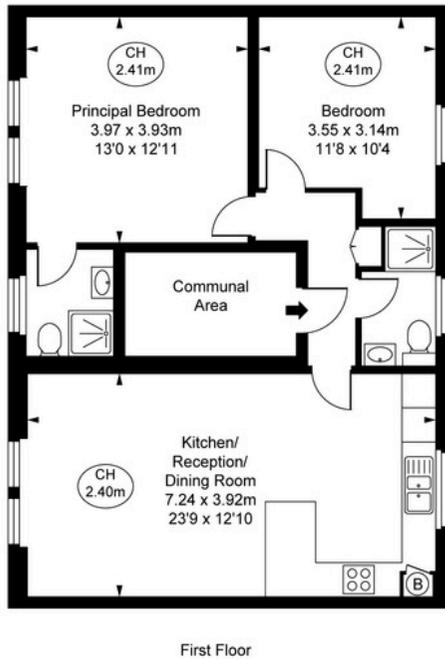
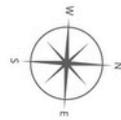
## Material information

- Tenure - Share of Freehold
- Council Tax Amount - £2041.02 (Band D)
- Guide Price - £550,000
- Lease Start Date - 05/12/2017
- Lease Duration - 999 years
- Lease Years Remaining - 990 years

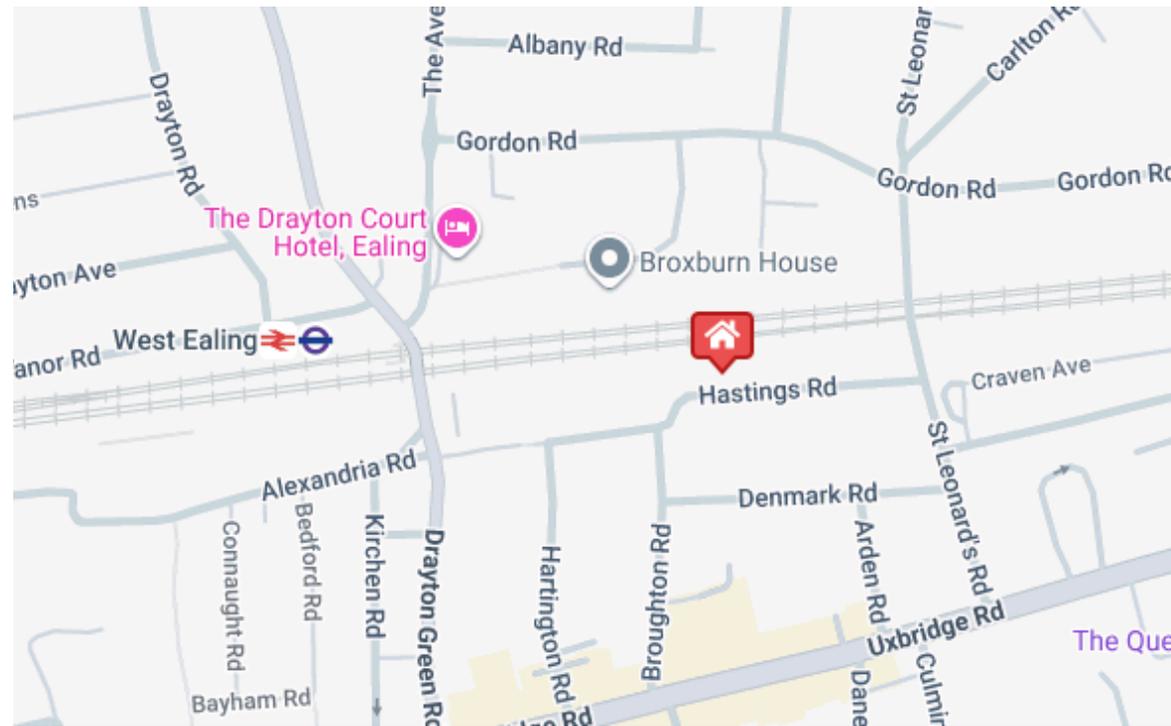




Hastings Road, W13  
 Approximate Gross Internal Area  
 66.44 sq m / 715 sq ft  
 (Excluding Communal Area)  
 (CH = Ceiling Heights )



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>	79	79
(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		

