



Leslie
& Co.

WOODVILLE GARDENS, EALING, LONDON, W5

Guide Price: **£1,250,000**



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About the property

There's a quiet confidence to this house. It does not try too hard, but it delivers exactly what most growing families are actually looking for.

Firstly, the proportions are excellent. Nearly 1,850 sq ft across three floors gives you genuine flexibility. Two large en-suite bedrooms on the first floor is a real luxury, not something you often find in this style of home, and the top floor gives you options. Three further rooms means bedrooms, office space, or a mix of both without compromise.

The reception space is another standout. At over 18 ft wide and opening into the conservatory, it is made for real living rather than just looking good in photos. Yes, some buyers may choose to modernise or reconfigure over time, but the footprint is already doing the heavy lifting.

The south-facing garden is a big tick. Low maintenance, private, and directly connected to the house. Add in the garage and off-street parking to the rear, and you have the practicality that so many central Ealing homes lack.

And then there is the location. Woodville Gardens sits in one of Ealing's most established pockets, right by the Cricket Ground.

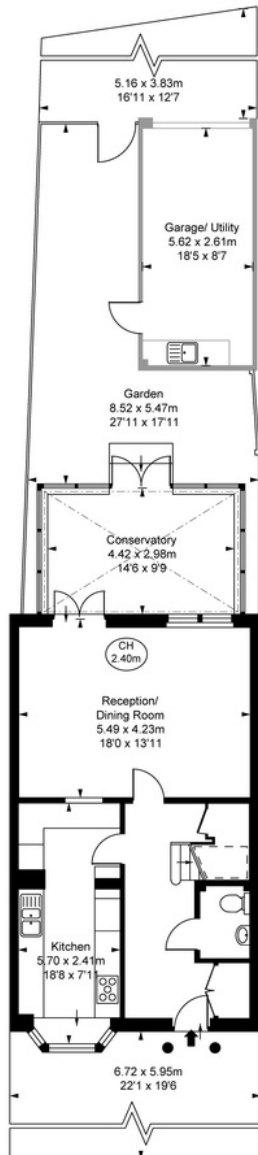
Key features

- Five-bedroom townhouse across three floors
- Circa 1,830–1,850 sq ft of internal space
- Two en-suite bedrooms on the first floor
- Separate kitchen and large reception room
- Conservatory opening onto south-facing patio garden
- Three bathrooms plus additional WC
- Air conditioning
- Garage with utility area and off-street parking
- Ealing Cricket Ground Conservation Area
- Approx. 0.5 miles to Ealing Broadway station
- Close to a wide choice of highly regarded schools

Material information

- Tenure - Freehold
- Council Tax Amount - £3564.22 (Band G)
- Guide Price - **£1,250,000**





Woodville Gardens, W5

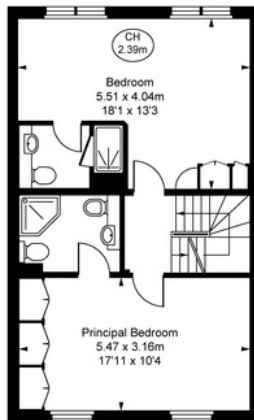
Approximate Gross Internal Area
168.01 sq m / 1,808 sq ft

Garage
14.69 sq m / 158 sq ft

Total Areas Shown On Plan
182.70 sq m / 1,967 sq ft

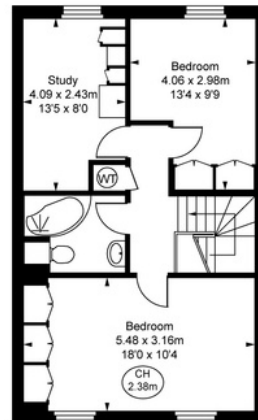
(Including restricted height
under 1.5m ——— i)

(CH = Ceiling Heights)



Ground Floor
Approximate Gross Internal Area
66.01 sq m / 711 sq ft

First Floor
Approximate Gross Internal Area
50.89 sq m / 548 sq ft



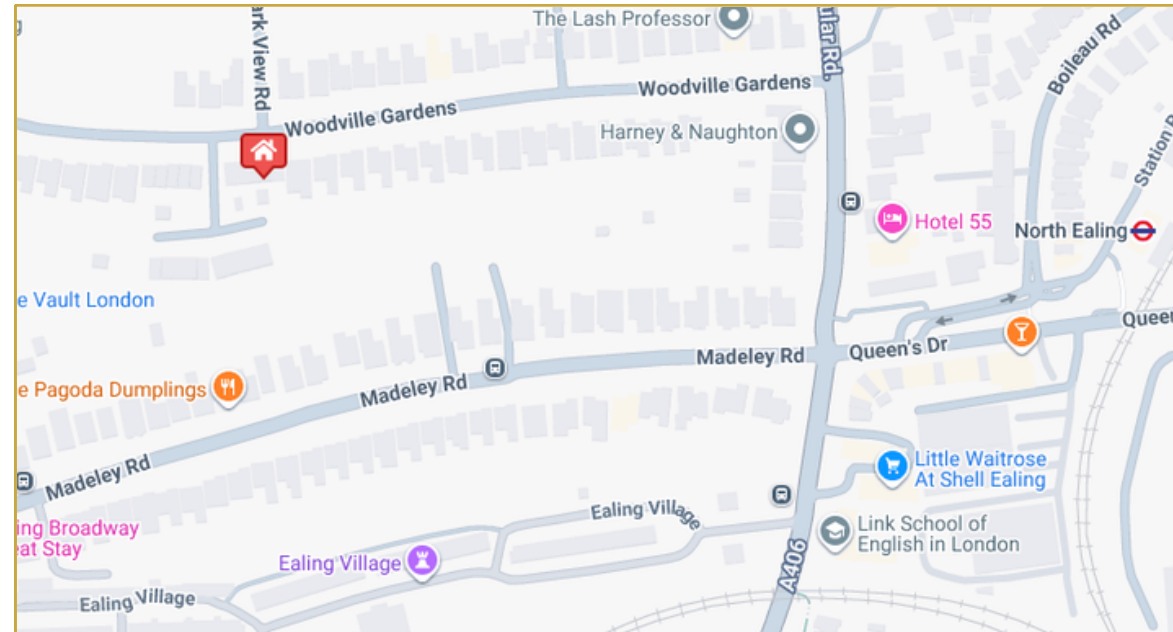
Second Floor
Approximate Gross Internal Area
51.11 sq m / 550 sq ft

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



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Key Facts for Buyers



Buyer Information Pack

