



Leslie
& Co.

SALISBURY ROAD, EALING, W13

Guide Price: **£1,000,000**



Leslie & Co





About the property

What the owner loves:

What first drew us to 52 Salisbury Road was the wonderful neighbourhood and the outstanding local schools, particularly Fielding Primary and Elthorne Park High School. The location has also been ideal for access to several of London's leading private schools, making it a great base for families considering both excellent state and independent education options. Being so close to Lammas Park, Elthorne Park and the Grand Union Canal has been a real joy for walks and family time outdoors. As office commuters, we've also loved how convenient the location is, with easy access to both the Piccadilly and Elizabeth lines making journeys into central London and beyond straightforward.

Over time we've shaped the home to suit our lifestyle. One of our favourite additions is the custom garden outbuilding, which we designed as a compact home gym and cycle store. It comfortably houses our bikes along with a Peloton, adjustable dumbbells, kettlebells and bench, making it easy to stay active without leaving home.

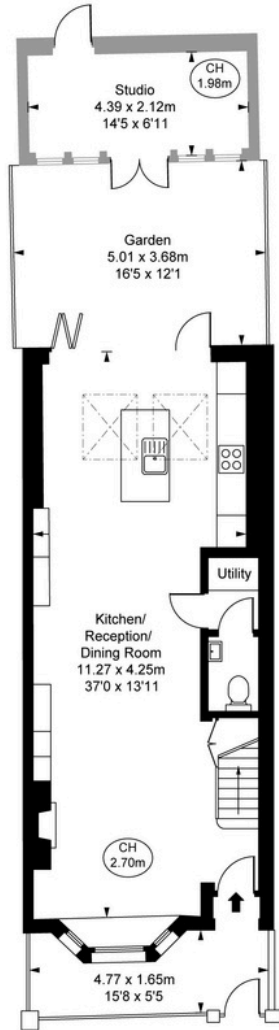


Key features

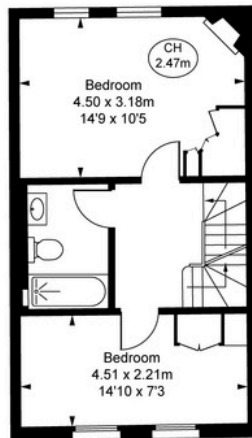
- Stunning freehold family home
- Over 1300 sq ft
- Fantastic primary and secondary school catchment
- High spec and high tech refurb
- Beautiful clever additions such as a library and cinema room
- Close to fantastic parks and local amenities
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

Material information

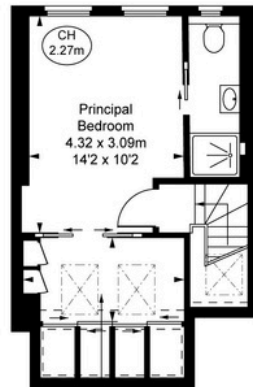
- Tenure - Freehold
- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £1,000,000



Ground Floor
 Approximate Gross Internal Area
 49.41 sq m / 532 sq ft



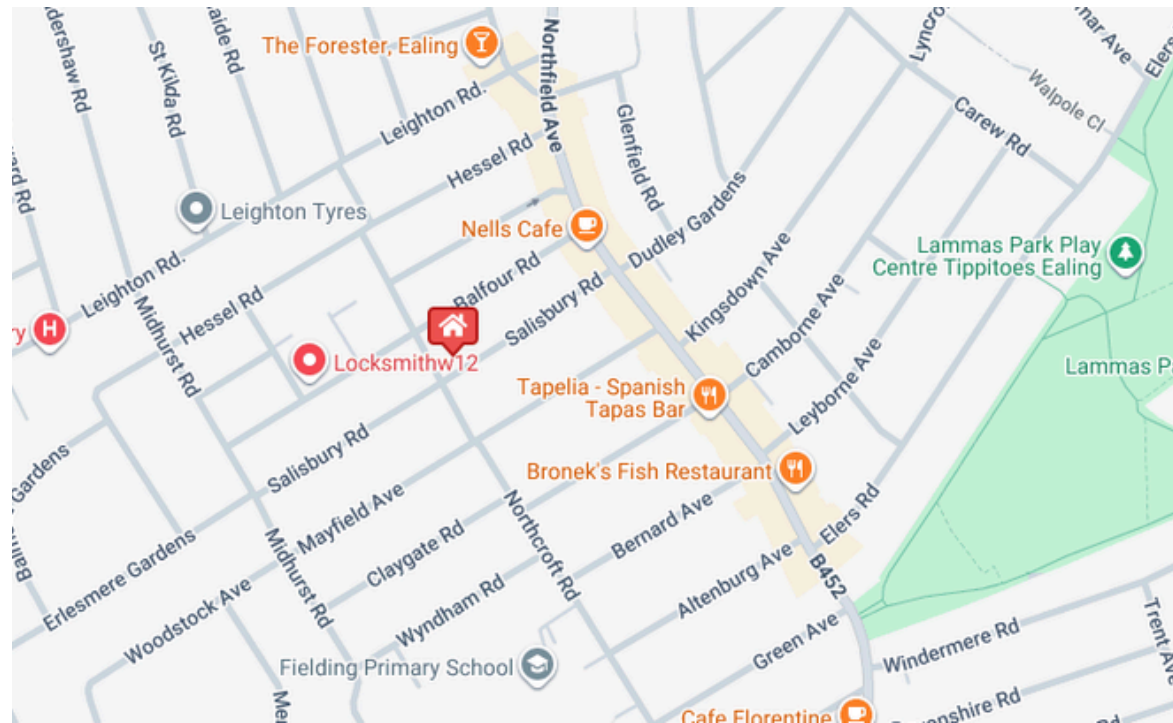
First Floor
 Approximate Gross Internal Area
 36.65 sq m / 395 sq ft



Second Floor
 Approximate Gross Internal Area
 29.62 sq m / 319 sq ft

Salisbury Road, W13

- Approximate Gross Internal Area
115.68 sq m / 1,245 sq ft
- Studio
9.14 sq m / 98 sq ft
- Total Areas Shown On Plan
124.82 sq m / 1,344 sq ft
- (Including restricted height under 1.5m [---])
- (CH = Ceiling Heights)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Energy rating

C



PRECISION
YOU CAN TRUST

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 theRICS Code of Measuring Practice © Fulham Performance