



Leslie
& Co.

HALL DRIVE, HANWELL, EALING, W7

Guide Price: **£600,000**



Leslie & Co





About the property

What the owners love:

This house is located in a quiet and residential location with easy access to Elizabeth Line, buses to Ealing Broadway/West Ealing and beyond. Parking can easily be found in Wescott Crescent Road too. Hanwell has seen a lot of changes recently with a fabulous new wine bar, bakery and coffee shop down the road. The outstanding French school is also within 5-min walk.

The light and quietness of this house made us feel in love with the space. We refurbished the house with an architect to get the most out of it and make a family cocoon. Now, the house got plenty of light even on a rainy day and the view to the garden from the sofa is so relaxing.

On a sunny day, Brent river walk nearby with Hanwell zoo is a must.

Why we'd buy this home:

Walk through the door and you're immediately embraced by the extraordinary light, quietness, luxuriously designed space - architectural refurbishment, done with genuine thought, has coaxed the interior to feel generous and calm.

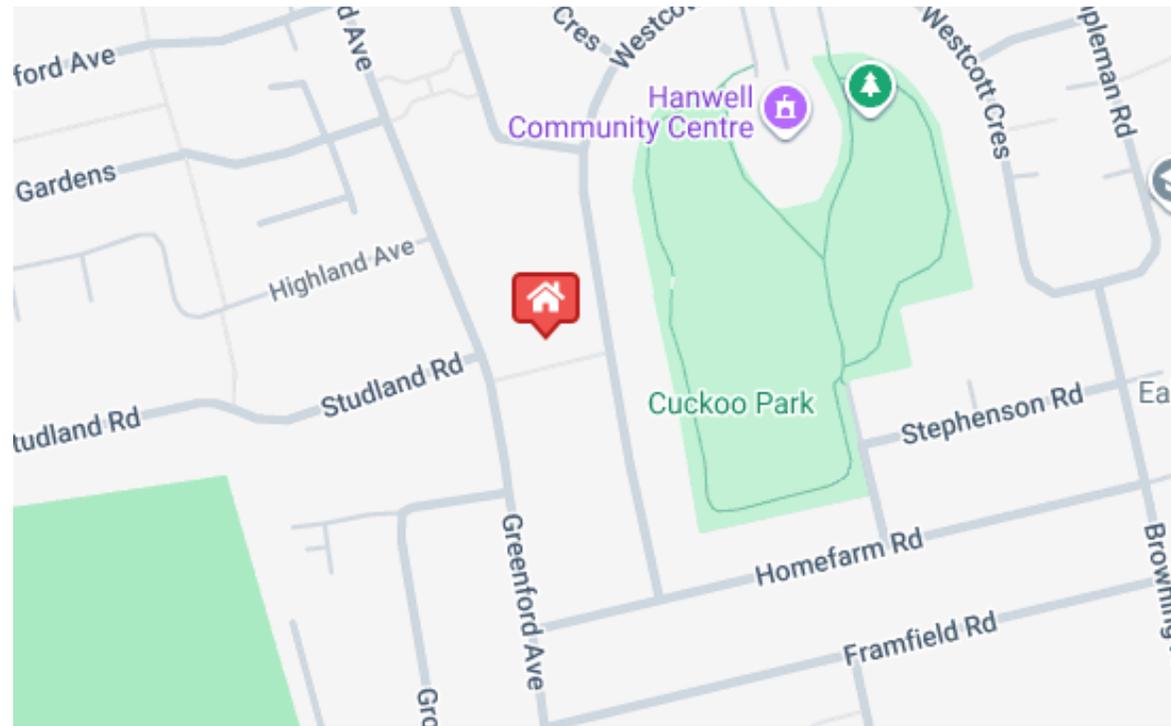
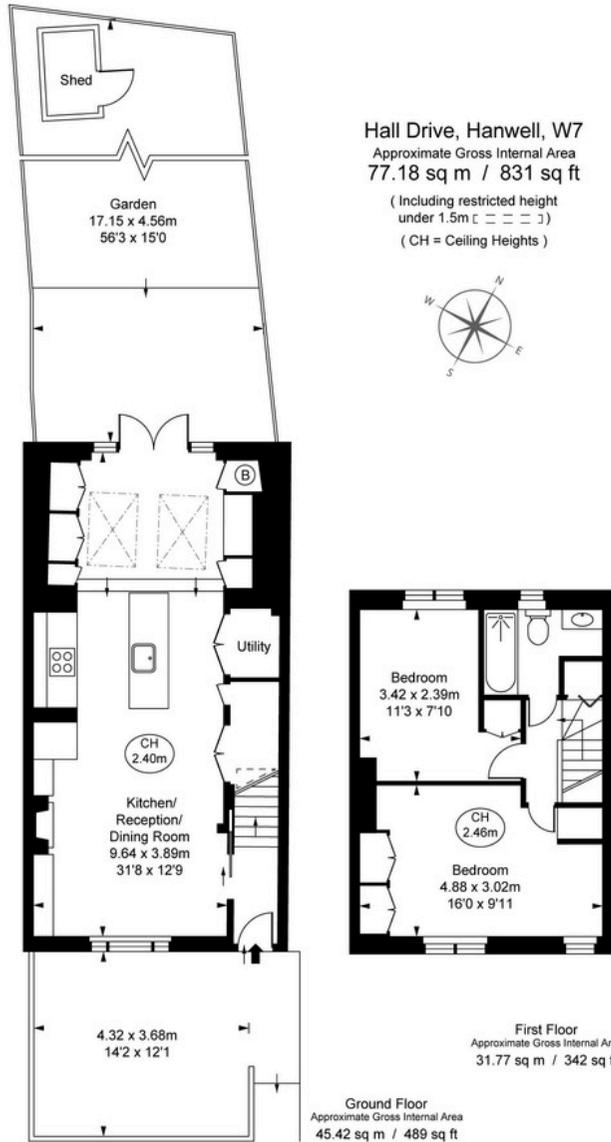


Key features

- Beautifully redesigned and thoughtfully refurbished
- Abundance of local amenities
- Wonderful high-end characterful reception room
- Close to a range of exceptional schools
- Beautiful parks & green spaces nearby
- Moments from the Elizabeth Line
- Pretty tree-lined pedestrianised street
- Generous sunny lawned garden
- Two genuinely double bedrooms
- Potential to extend into the loft (STPP)

Material information

- Tenure - Freehold
- Council Tax Amount - £2041.02 (Band D)
- Guide Price - £600,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			