



Leslie
& Co.

KINGSLEY AVENUE, EALING, LONDON, W13

Guide Price: **£1,250,000**



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About the property

What the owner loves:

My home is very close to local parks which I use daily with my dogs and on occasion with grandson. The Elizabeth Line nearby is so great for travelling to the airport and into town. Pitshanger Village provides great local shopping destination and lovely cafes.

Why we would buy this home:

Showcasing wonderful Edwardian charm and architectural character, this stunning double-fronted residence is presented in beautiful condition throughout. Spanning more than 2,000 square feet, the generous floor plan provides abundant room for family life and entertaining, seamlessly blending classic period features with high-quality, contemporary finishes.

Step outside to discover a gorgeous south-west facing garden, expertly positioned to capture sunlight throughout the afternoon and evening. This private outdoor sanctuary offers an ideal setting for summer dining, entertaining, or quiet relaxation, serving as a lush, natural extension of the home.

Key features

- Beautiful double-fronted family home
- Over 2000 sq ft
- Gorgeous south-west facing garden
- Close to the high-speed Elizabeth Line
- Wonderful Edwardian charm and architecture
- Exceptional schools nearby
- Beautiful condition throughout
- Moments from lovely parks
- Buyer information pack available
- Secure with a Reservation or Deposit Agreement

Material information

- Tenure - Freehold
- Council Tax Amount - £3088.00 (Band F)
- Guide Price - **£1,250,000**



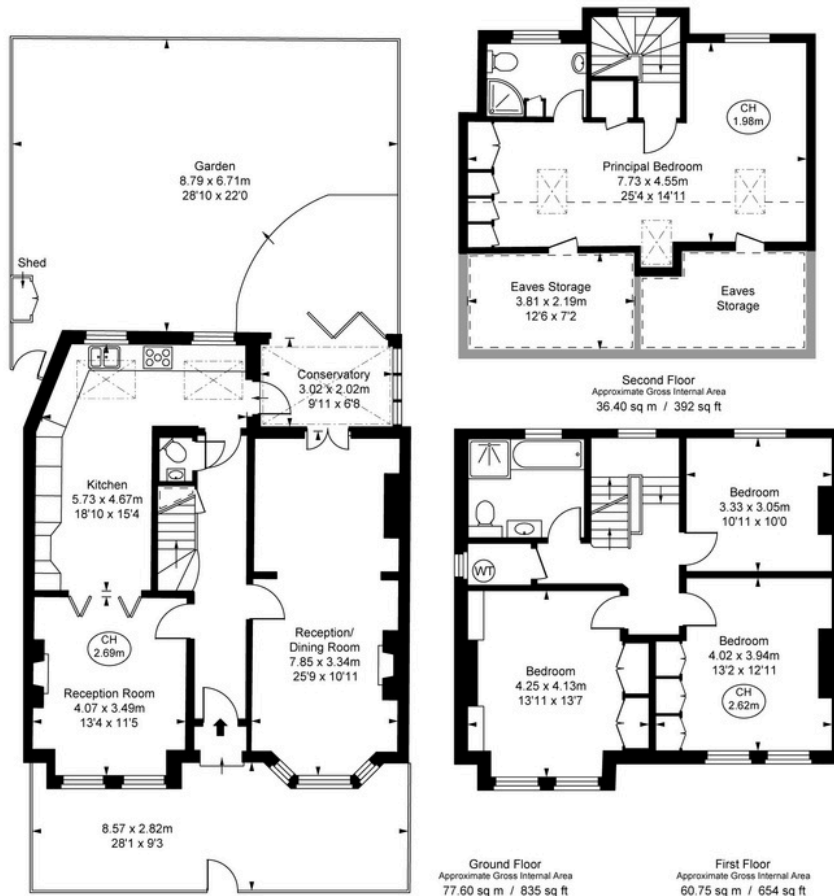
Kingsley Avenue, W13

■ Approximate Gross Internal Area
174.74 sq m / 1,881 sq ft
■ Eaves Storage
16.38 sq m / 176 sq ft

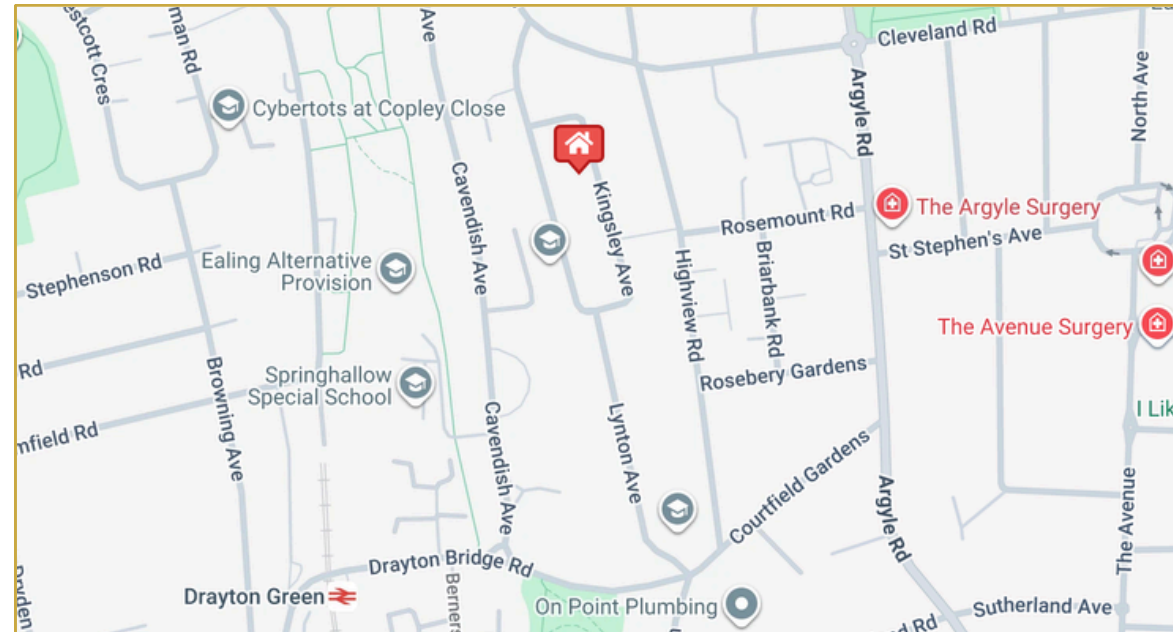
Total Areas Shown on Plan
191.12 sq m / 2,057 sq ft

(Including restricted height
under 1.5m (4' 11"))

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance only 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.
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Key Facts for Buyers



Buyer Information Pack

