



Leslie
& Co.

WARWICK ROAD, LONDON, W5

Guide Price: **£2,500 PM**



Leslie & Co





About the property

What the owner loves:

Living here is incredibly peaceful; it's a quiet, winding road with lovely neighbours and a genuine community feel. Being on the top floor offers a great sense of security, with great views and sunlight across every room throughout the day, and the flat itself is beautifully bright and spacious. We love being just two minutes from Ealing Common and a short walk from Walpole Park. Even the commute from/to Ealing Broadway or Ealing Common stations is grounding, with the surrounding parks providing a leafy buffer from the busy city. It's the perfect environment for work and leisure.

Why we would rent it:

Top-floor flats often come with a few quiet little bonuses, and this one makes very good use of them. There is light from several angles, leafy views over the surrounding gardens and rooftops, and that lovely sense of being slightly tucked away from the world without feeling remote.

The kitchen, reception and dining area are open, bright and well arranged, with enough room to cook, eat, work and unwind without everything feeling crammed into one corner. Both bedrooms are proper doubles too, which is not always the case in a two-bedroom flat, particularly one in this exceptional location. Add in a generous spa-like bathroom, ample storage and an allocated parking space, and you have the perfect blend of modern luxury and everyday convenience.

Key features

- Top-floor two-bedroom flat
- Approximately 868 sq ft
- Two proper double bedrooms
- Bright open-plan kitchen/reception/dining room
- Allocated parking space
- Peaceful residential road
- Moments from Ealing Common
- Easy reach of Walpole Park
- Close to Ealing Broadway and Ealing Common stations
- Attractive period building

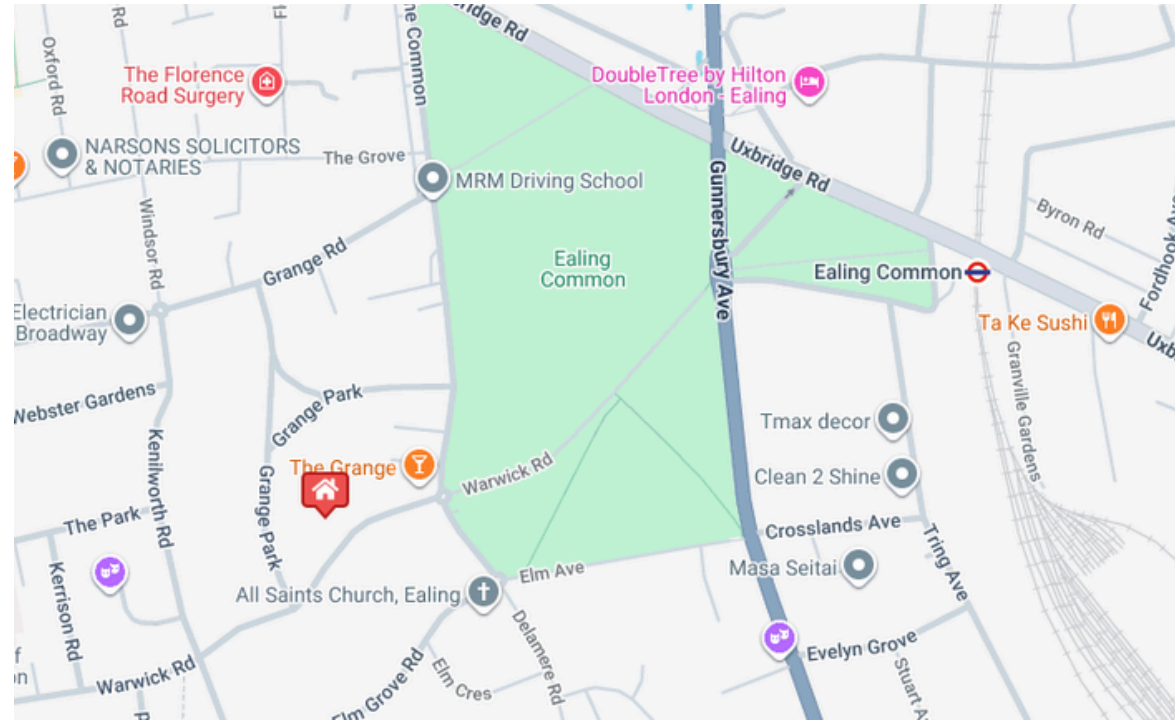
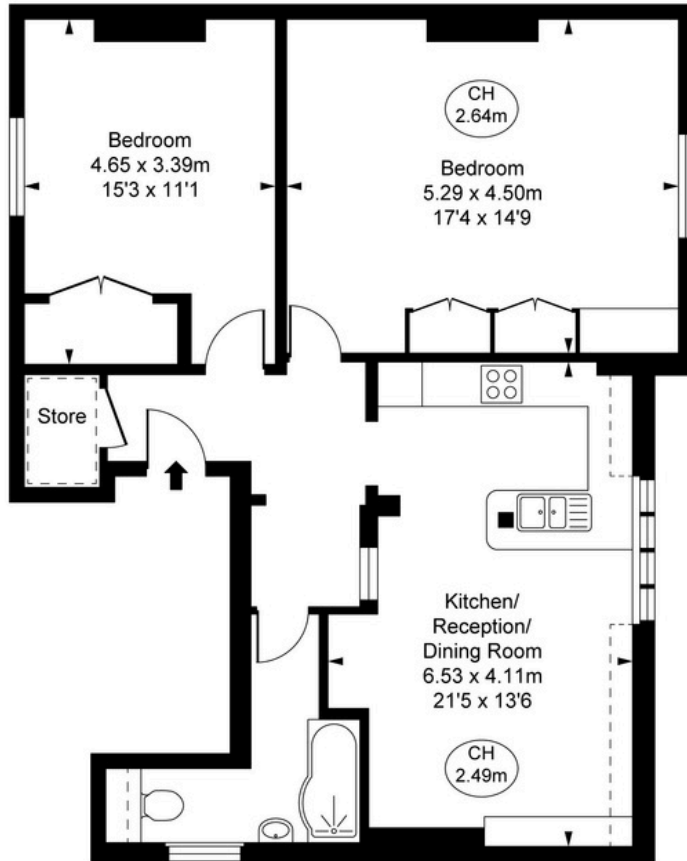
Material information

- Council Tax Amount - £2613.77 (Band E)
- Guide Price - **£2,500 PM**



Warwick Road, W5 Approximate Gross Internal Area 80.61 sq m / 868 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		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

