



Leslie  
& Co.

HASLEMERE AVENUE, EALING, LONDON, W13

Guide Price: **£1,100,000**



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## About the property

What the owners love:

When we first moved here, the incredible school catchment was the main draw, but we quickly realised just how special the community and location really are. Having beautiful local parks and the Grand Union Canal right on our doorstep has been amazing for family walks and dog walking over the years. Plus, having Questors Theatre nearby is a fantastic local bonus. Our children absolutely loved the Youth Theatre growing up!

One of our favourite things about the house is the view from the loft at night; watching the sunset across the playing fields gives the property a wonderful sense of space and privacy since you aren't backing directly into other gardens.

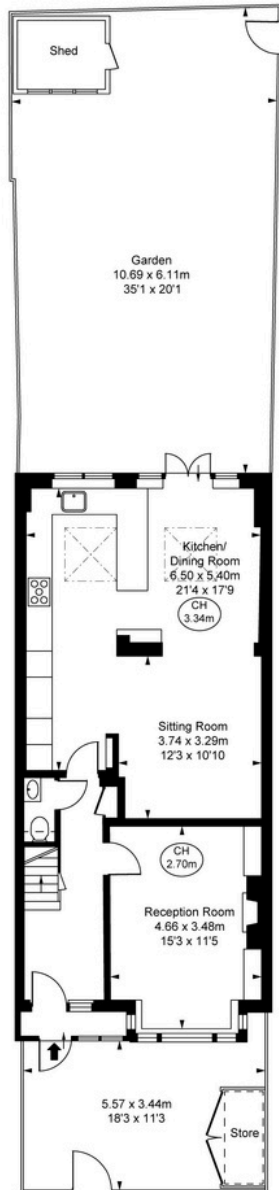
The neighbourhood itself is incredibly welcoming. Our immediate neighbours are quiet, friendly, and always happy to help keep an eye on things or put the bins out when you're away. There's also a brilliant, active street WhatsApp group that organises play streets and parties, and is always on hand with great local recommendations for restaurants and tradespeople. It's been a truly wonderful place to live.

## Key features

- Substantial Edwardian family home
- Four bedrooms and two bathrooms
- Extended to the rear and into the loft
- Beautifully presented and maintained throughout
- Bright open-plan kitchen and dining area
- Sunny private garden backing onto playing fields
- Prime location for Fielding Primary School among others
- Quiet, tree-lined residential street with friendly neighbours
- Excellent access to Piccadilly and Elizabeth Line stations
- Buyer information pack available
- Close to Northfield Avenue's cafés, shops and parks
- Secure with Reservation or Deposit Agreement

## Material information

- Tenure - Freehold
- Council Tax Amount - £2613.00 (Band E)
- Guide Price - **£1,100,000**

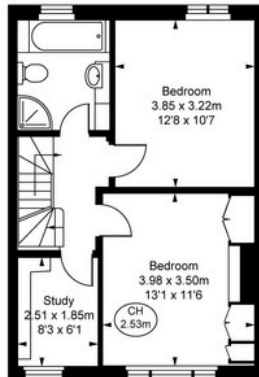


### Haslemere Avenue, W13

- Approximate Gross Internal Area  
142.49 sq m / 1,534 sq ft
- Eaves Storage  
6.09 sq m / 66 sq ft
- Total Areas Shown On Plan**  
148.58 sq m / 1,599 sq ft

(Including restricted height under 1.5m [-----])

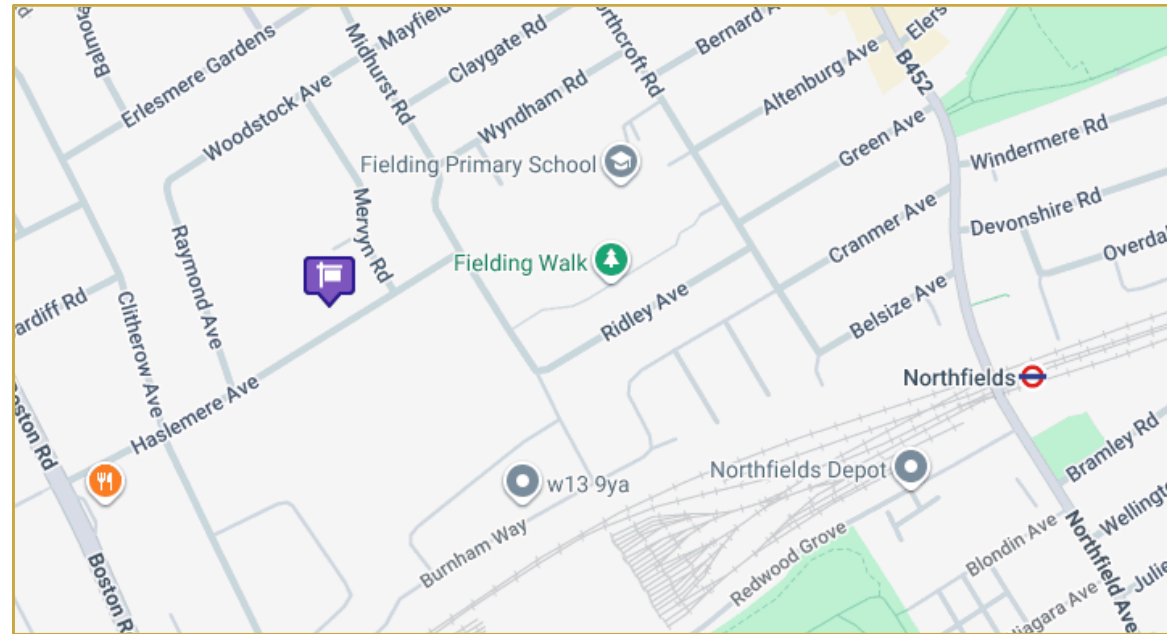
(CH = Ceiling Heights)



**Ground Floor**  
 Approximate Gross Internal Area  
 67.85 sq m / 730 sq ft



**First Floor**  
 Approximate Gross Internal Area  
 43.52 sq m / 468 sq ft



### Key Facts for Buyers



### Buyer Information Pack

