



HESSEL ROAD, EALING, LONDON, W13
Guide Price: **£450,000**



 Leslie & Co





About the property

What the owners love:

Living here brings us joy! The friendly neighbours, strong community, and lively street parties make this a warm home. It's prime location near Crossrail, tube stations, parks, top schools, and a busy high street adds to its appeal.

We love how unique this flat is. The high ceilings create a spacious feel, and the south-facing rooms are filled with natural light. The open-plan kitchen and loft-style living space add to its charm.

Why we'd buy this home:

This unique and beautiful home presents an exceptional blend of character and provenance - the kind of place that grounds you with a sense of history while embracing the best of modern life. It isn't just a unit of housing; it's a home in a pretty period building on a popular tree-lined street, offering the immediate, deep-seated pleasure of belonging to an established, cherished community.

Key features

- Unique Split-Level Apartment
- Two-Bed Two-Bath
- Bespoke Designer Finishes Throughout
- Outstanding School Catchment
- Pretty Period Building
- Popular Tree-Lined Street
- Exceptional Transport Links
- Buyer Information Pack Available

Material information

- Tenure - **Leasehold**
- Council Tax - **Band C**
- Guide Price - **£450,000**
- Lease Start Date - **24/06/1986**
- Lease Duration - **146 years**
- Lease Years Remaining - **106 years**
- Ground Rent - **£100 yearly**



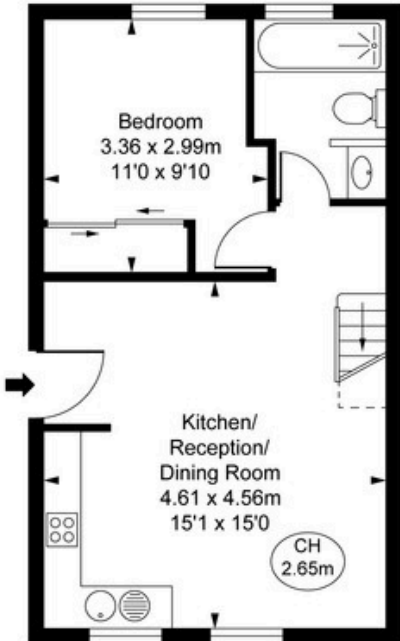
Hessel Road, W13

- Approximate Gross Internal Area
59.01 sq m / 635 sq ft
- Eaves
1.88 sq m / 20 sq ft

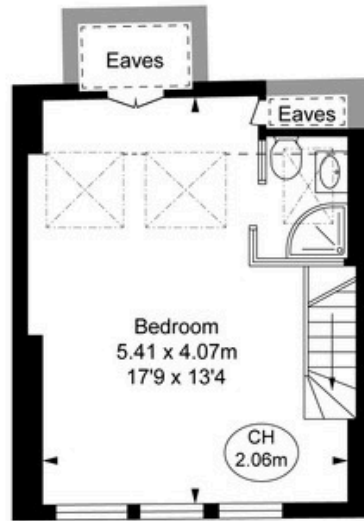
Total Areas Shown On Plan
60.88 sq m / 655 sq ft

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

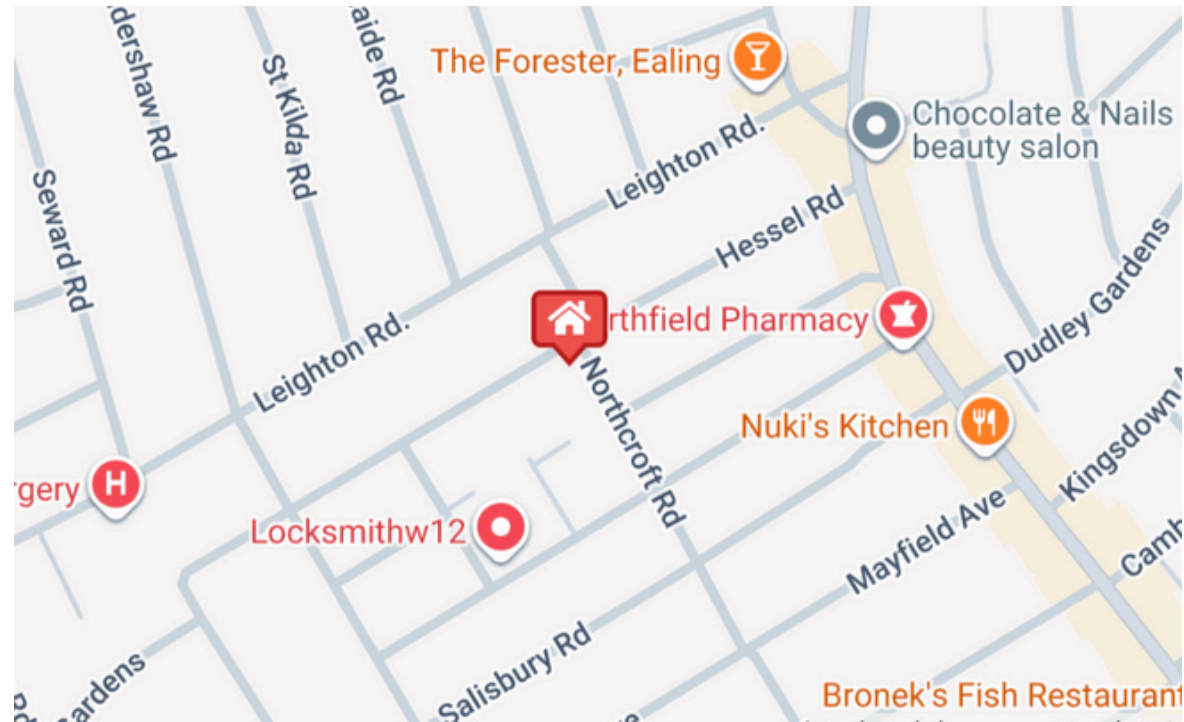
(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
36.94 sq m / 398 sq ft



Second Floor
Approximate Gross Internal Area
22.06 sq m / 237 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

