



Leslie
& Co.

CAVENDISH AVENUE, EALING, W13

Guide Price: **£450,000**



Leslie & Co





About the property

What the owner loves:

When I walked into the flat nearly 22 years ago it felt so cosy that I knew I was going to be calling it home. Over the years it has felt more like a little cottage than a maisonette and I will miss this immensely.

I turned my back garden into a little Italian terrazza in memory of my parents and my roots and loved the privacy that this brought me. It is such a quiet residential street and I have felt so very safe here for so many years whilst raising my son.

As I move on to a new adventure I know I will very much miss this little enclave which is something truly rare and special in the heart of a busy city. With so much greenery around, so close to the Elizabeth line, to Pitshanger Lane and to Ealing Broadway, whomever chooses to make this home will, I am sure, find that it is a real treasure, as I have found it to be.

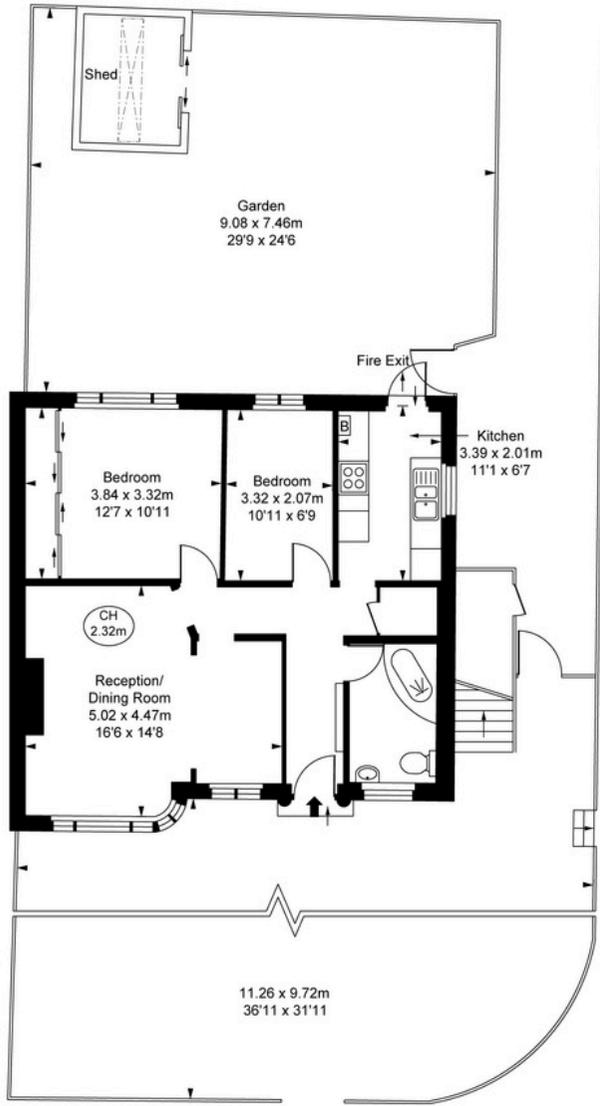


Key features

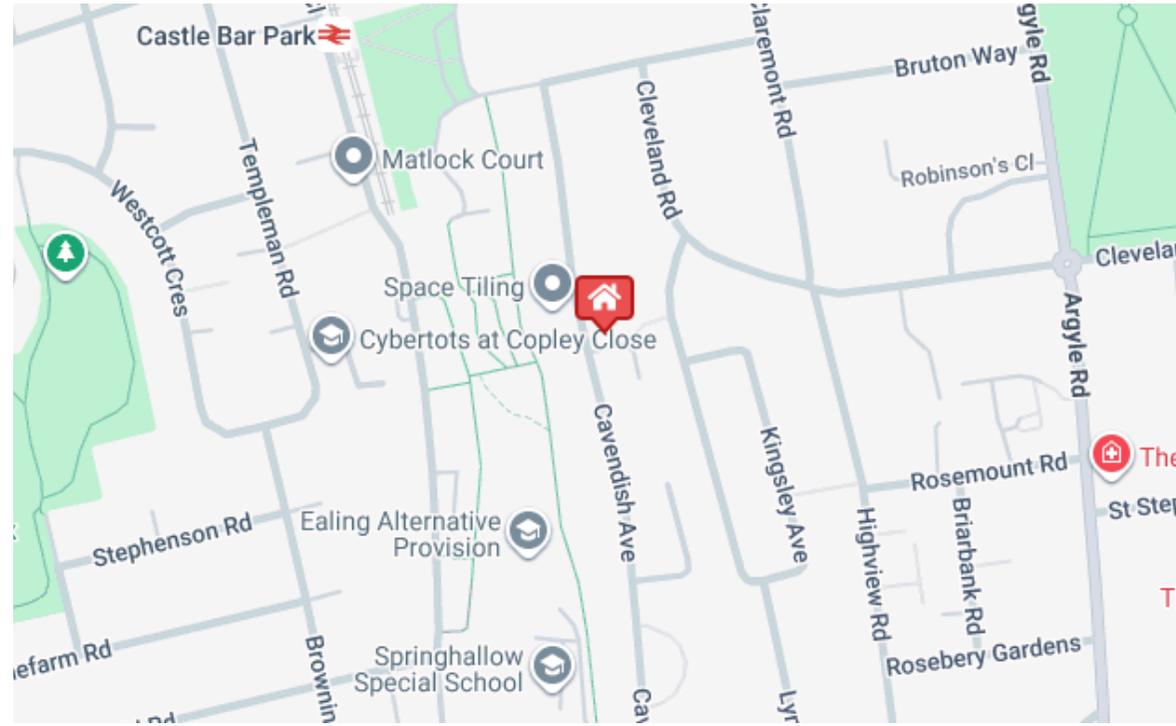
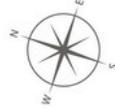
- Beautiful ground floor garden flat
- Private entrance
- Stunning private Italian terrazza
- Cosy and characterful
- Impressive natural light throughout
- Lovingly refurbished
- Generous principal bedroom with bespoke wardrobes
- Excellent transport links

Material information

- Tenure - Leasehold
- Council Tax Amount - £2041.02 (Band D)
- Guide Price - £450,000
- Lease Start Date - 25/12/1950
- Lease Duration - 999 years
- Lease Years Remaining - 923 years
- Ground Rent - £9.45 yearly



Cavendish Avenue, W13
 Approximate Gross Internal Area
 60.58 sq m / 652 sq ft
 (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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	76

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		67	76