



Leslie
& Co.

HIGHVIEW ROAD, EALING, W13
Guide Price: **£700,000**



Leslie & Co





About the property

What the owner loves:

Leaving Number 61 is bitter sweet - we have loved starting our family in this home. It has buckets of space and storage with a luxury feel. West Ealing is a friendly neighbourhood with plenty of parks, pubs and cafes. We have been able to access our central London jobs daily alongside a local nursery dropoff/pickup with ease. The local parks (5 min walk away) are a highlight as well as close access to the motorway/countryside. The home shares the same parking zone as West Ealing station providing convenient station parking on rushed or rainy days.

Why we'd buy it:

This is one of those homes that quietly impresses. Nearly 1,200 sq ft of beautifully finished, split level living that feels more like a house than a flat. Three proper bedrooms, three bathrooms including two en-suites, and proportions that actually work for real life rather than just looking good on a plan.

Key features

- Three bedrooms
- Three bathrooms, two en-suite
- Duplex conversion apartment
- Circa 1,200 sq ft
- Share of freehold
- Wooden flooring throughout
- Juliet balcony
- Permit parking

Material information

- Tenure - Share of Freehold
- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £700,000
- Lease Start Date - 23/05/2022
- Lease Duration - 999 years
- Lease Years Remaining - 995 years

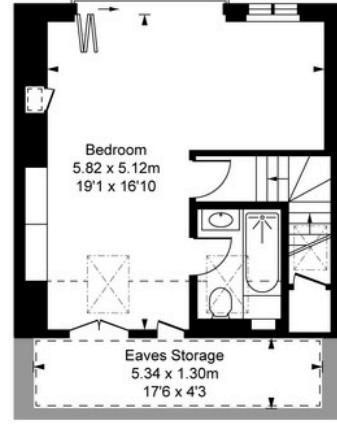


High View Road, W13

■ Approximate Gross Internal Area
103.50 sq m / 1,114 sq ft
■ Eaves Storage
6.94 sq m / 75 sq ft

Total Areas Shown On Plan
110.44 sq m / 1,189 sq ft

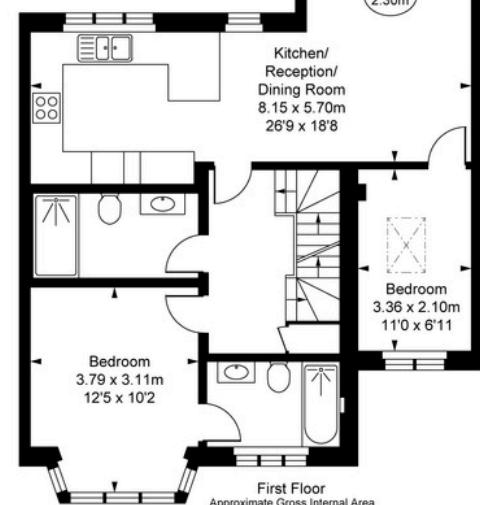
(Including restricted height
under 1.5m)
(CH = Ceiling Heights)



Second Floor
Approximate Gross Internal Area
31.40 sq m / 338 sq ft



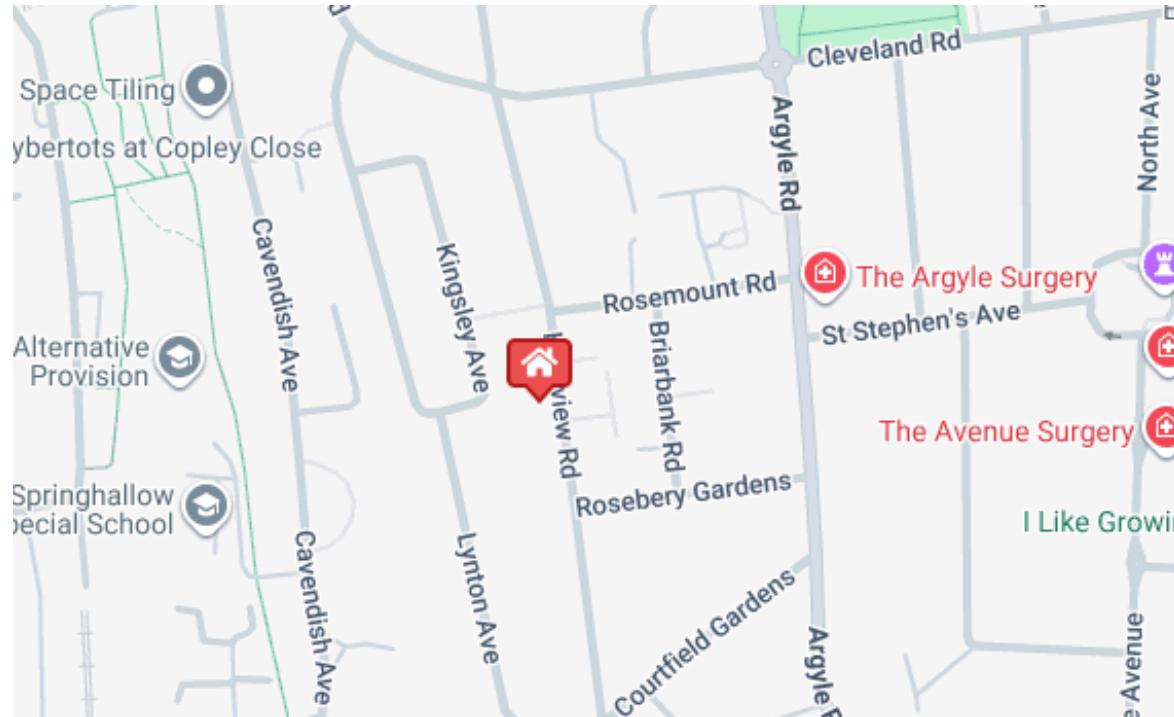
Kitchen/
Reception/
Dining Room
8.15 x 5.70m
26'9 x 18'8



Ground Floor
Approximate Gross Internal Area
2.01 sq m / 22 sq ft

First Floor
Approximate Gross Internal Area
70.09 sq m / 754 sq ft

This plan is not to scale. It is for guidance 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		