



Leslie  
& Co.

DARWIN ROAD, EALING, W5

Guide Price: **£450,000**



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## About the property

What the owners love:

We've absolutely loved living here, and it was the original period details—like the gorgeous tiling and fireplaces—that first stole our hearts. One of our favourite spots is the south-facing garden; it's a total sun-trap and a complete godsend for plants—our Wisteria has hit full bloom in months rather than years! It's also been incredibly easy to get around, as we're perfectly placed with multiple tube lines and bus routes just a short walk away.

Inside, the separate living spaces have been a game-changer. It feels much more like a 'house' than a flat because you aren't cooking and relaxing in the same room. We're also big fans of the massive amount of storage (a total lifesaver!), and we've already boarded out the loft, so it's primed and ready for someone to add a full extension (STPP). We hope you love this home as much as we have!



## Key features

- Stunning period conversion
- Original charm and character
- Excellent condition throughout
- South-facing private garden
- Share of freehold
- Private entrance
- Fantastic amenities and parks nearby
- Future extension potential (STPP)
- Buyer information pack available
- Secure with reservation or deposit agreement

## Material information

- Tenure - Share of Freehold
- Council Tax Amount - £2041.02 (Band D)
- Guide Price - £450,000
- Lease Start Date - 25/12/1974
- Lease Duration - 189 years
- Lease Years Remaining - 137 years

