



Leslie
& Co.

NEWMAN COURT, CASTLEBAR PARK, EALING, W5

Guide Price: **£650,000**



Leslie & Co





About the property

What the owner's love:

While excited to start a new life abroad, we will truly miss living here. Being on the top floor, it is incredibly quiet and peaceful, filled with light from morning through to late afternoon. Throughout the year, it feels bright and airy, and the sunsets are something we will genuinely miss - many evenings were spent watching the sky soften and change colour, bringing a real sense of calm at the end of the day.

The flat has also been extremely practical for everyday life. The excellent storage, including a large walk-in wardrobe and generous eaves space, made it easy to keep everything organised, which was especially helpful with a young child.

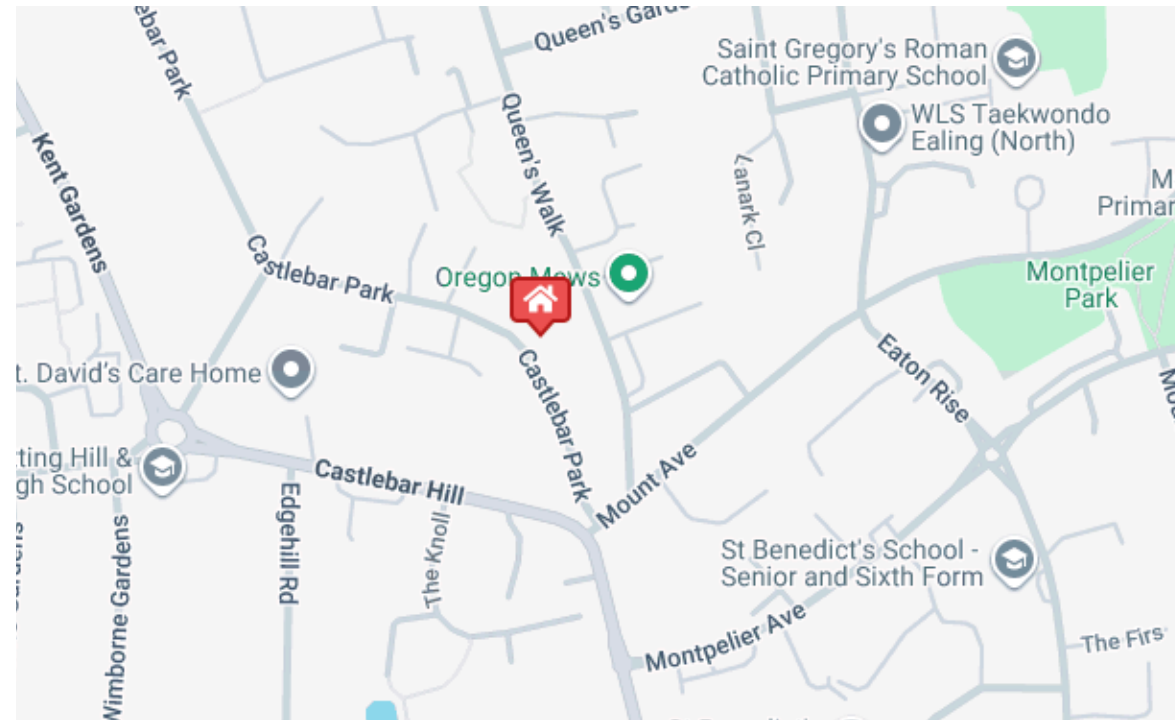
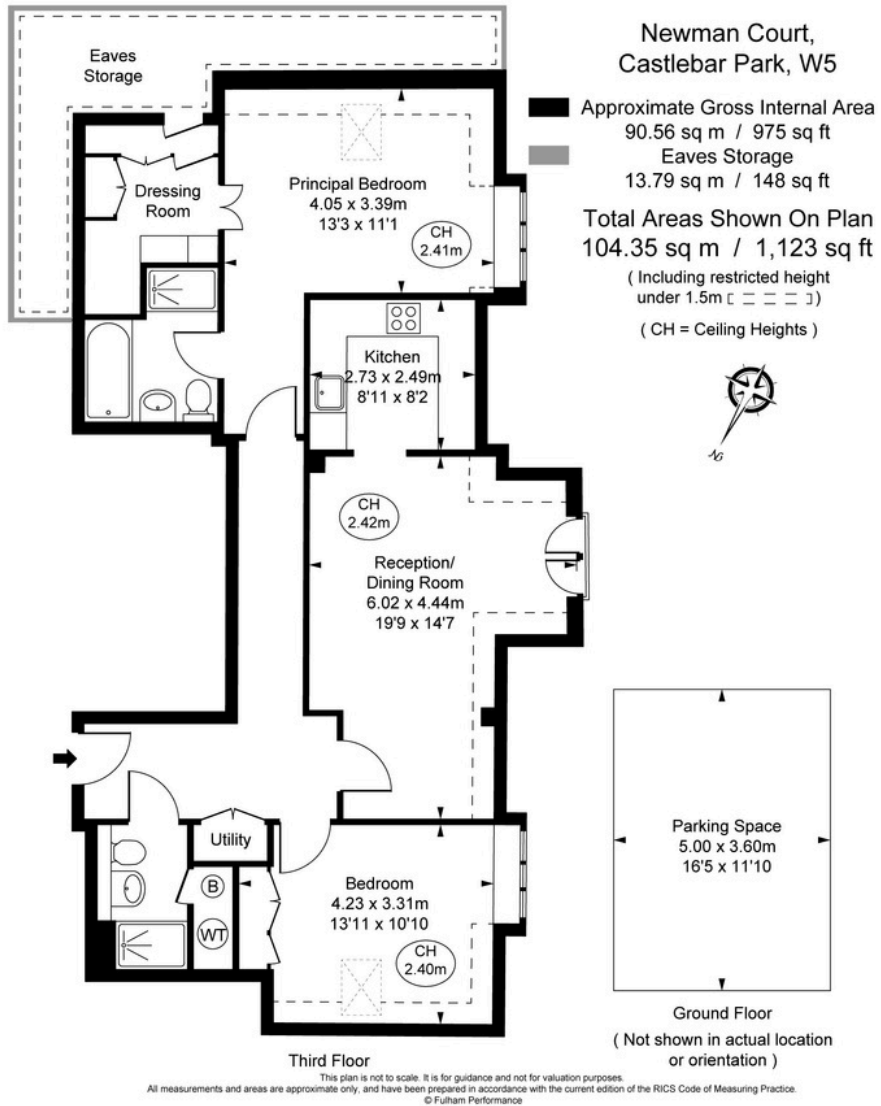
It has a genuine village feel, with green areas and birdsong in the mornings, while still being close to Ealing Broadway, the shopping centre and the Elizabeth Line. It's rare to find somewhere that feels so calm yet so well-connected.

Key features

- Stunning Modern Apartment
- Allocated Off-Street Parking
- Share of Freehold
- Over 1000 Sq Ft
- Beautiful Far-Reaching Views
- Unique Architecture
- Secure Bike Storage
- Small Popular Development
- Prime W5 Location
- Exceptional School Catchment

Material information

- Tenure - Share of Freehold
- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £650,000
- Lease Start Date - 31/03/2014
- Lease Duration - 999 years
- Lease Years Remaining - 987 years



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

