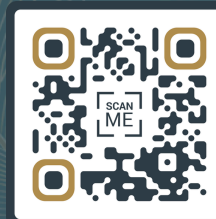




Leslie  
& Co.

WROTHAM ROAD, EALING, W13

Guide Price: **£2,500 PM**



Leslie & Co





## About the property

Step into your own slice of serenity with this charming two-bedroom cottage, residing in the coveted Wrotham Road, Ealing. Perfect for professional tenants, discerning downsizers, or young families seeking a blend of suburban peace and urban convenience, this end-of-terrace home has been newly refurbished to marry timeless character with modern comforts.

Upon approach, the property exudes a Cotswold-style warmth, tucked away in a brilliant central Ealing spot, with the added luxury of resident off-street parking—a true rarity in London's bustling environment. Each room in this delightful house has been thoughtfully presented, with computer-generated 3D furniture adding a touch of inspiration for your future décor.

The private outside space offers a tranquil haven for morning coffees or al fresco dining, while inside, the airy rooms bathe in natural light, creating a peaceful and picturesque setting for both rest and play. With one bathroom catering to the two cosy bedrooms, the layout of this home ensures that every square foot is optimised for comfort and utility.

Location is paramount, and this residence doesn't disappoint. Just a stone's throw away from Walpole Park, you're ideally situated to indulge in local pubs, restaurants, cafes, and shops, enriching your lifestyle with convenience and culture.

## Key features

- Two bedroom cottage
- Resident off-street parking
- End of Terrace
- Private outside space
- Brilliant central Ealing location
- Newly refurbished
- Peaceful & picturesque
- Ideally situated for Pubs, restaurants, cafe's and shops

\*Computer-generated-3D furniture has been added to some rooms

## Material information

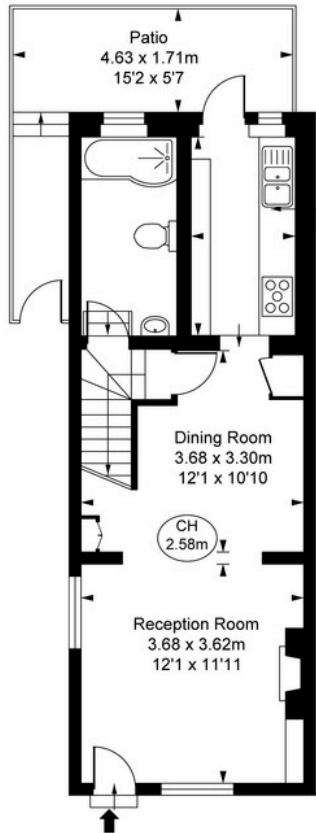
- Council Tax Amount - £2613.77 (Band E)
- Guide Price - **£2,500 PM**



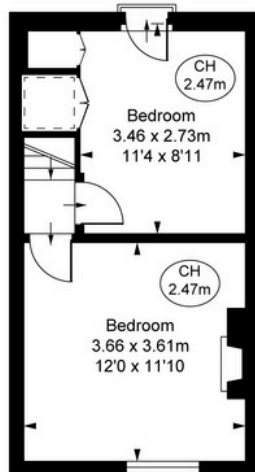
### Wrotham Road, W13

Approximate Gross Internal Area  
 65.16 sq m / 701 sq ft

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

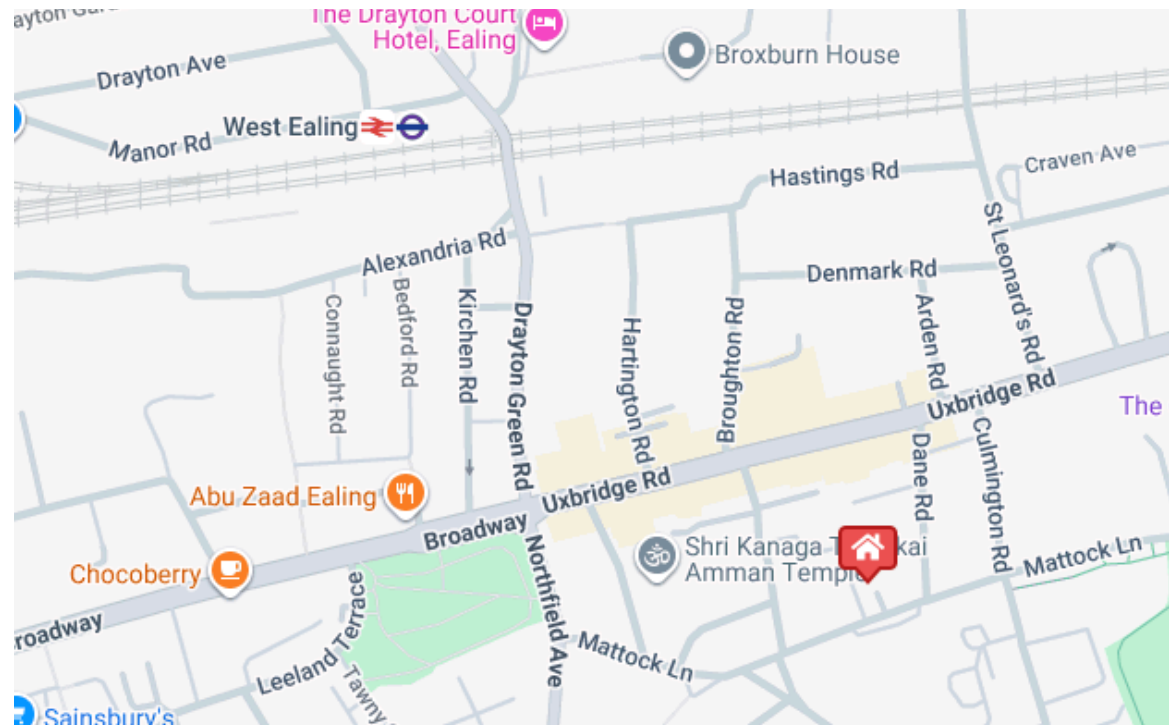


**Ground Floor**  
 Approximate Gross Internal Area  
 38.98 sq m / 420 sq ft



**First Floor**  
 Approximate Gross Internal Area  
 26.18 sq m / 282 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.  
 © Fulham Performance



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	56	82

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	49	80