



Leslie
& Co.

CELLINI BUILDING, SINGAPORE ROAD, EALING, W13

Guide Price: **£550,000**



Leslie & Co





About the property

What the owner loves:

When we first moved into this apartment, we immediately felt at home. Over the years, it has been a place where we've grown as a family and truly enjoyed our everyday life.

Being on the fifth floor is one of the first things we appreciated, as it brings in plenty of natural light and gives the home an airy, open feeling throughout the day.

One of the highlights of the property is the covered balcony. Its generous size and sheltered design mean it can be used all year round, whatever the weather. We've turned it into a green, relaxing space filled with plants, where we enjoy breakfast and coffee in the morning, aperitivi in the evening, and quiet moments to unwind. It truly feels like an extra living area

The apartment is exceptionally well insulated, which makes living here comfortable in every season.



Key features

- Beautiful luxury apartment
- Refined development built in 2021
- Wonderful spec throughout
- Two vast bedrooms with ample storage
- Off-street private residents parking
- Two contemporary bathrooms
- South-facing private terrace
- Manicured communal gardens
- Circa 850 sq ft
- Lift in building

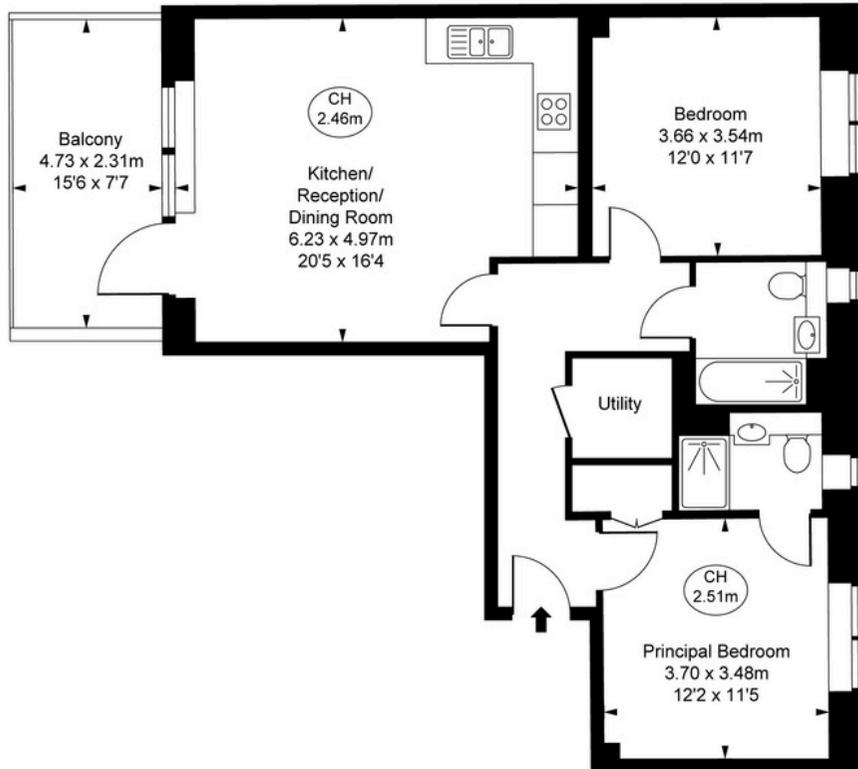
Material information

- Tenure - Leasehold
- Council Tax Amount - £2041.02 (Band D)
- Guide Price - £550,000
- Lease Start Date - 11/04/2011
- Lease Duration - 250 years
- Lease Years Remaining - 235 years
- Service Charge - £3096.00 yearly



Cellini Building,
Singapore Road, W13
Approximate Gross Internal Area
78.10 sq m / 841 sq ft

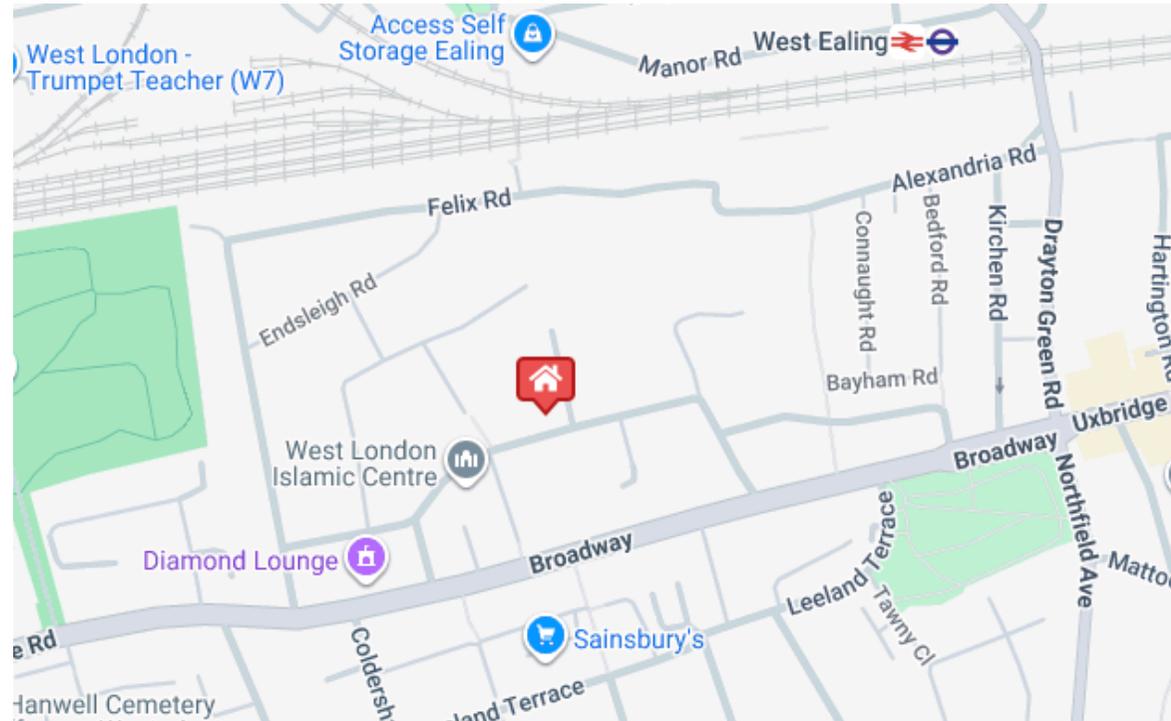
(CH = Ceiling Heights)



Fifth Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in 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		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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