



Leslie
& Co.

NEWMAN COURT, CASTLEBAR PARK, EALING, W5

Guide Price: **£2,750 PM**



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.

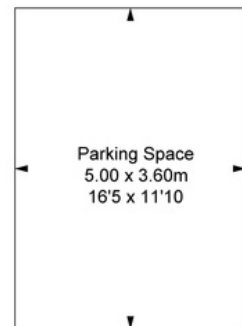
The building itself is well-maintained and looked after. Neighbours make the community feel welcoming and easy to call home. The neighbourhood has been just as important to us. It has a genuine village feel, with green areas and birdsong in the mornings, while still being close to Ealing Broadway, the shopping centre and the Elizabeth Line. It's rare to find somewhere that feels so calm yet so well-connected. Being within the catchment area of Montpelier Primary School, and surrounded by other excellent schools, gave us real peace of mind.

Key features

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

Material information

- Council Tax Amount - £2494.57 (Band E)
- Guide Price - **£2,750 PM**



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		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

