



Leslie  
& Co.

BAMPTON COURT, EALING, LONDON, W5

Guide Price: **£1,500 PM**



Leslie & Co





## About the property

Why we would rent this home:

### Exceptional Over-55s Living in Prime Ealing

Positioned on one of Ealing's most prestigious and tree-lined residential avenues, this exceptional property offers over 450 sq ft of light-filled, thoughtfully designed accommodation tailored exclusively for over-55s living. Presenting a blend of comfort and ease, the apartment is bathed in impressive natural light throughout the day, creating an inviting atmosphere from the moment you step inside.

### Modern Comfort & Stylish Interiors

Offered in lovely condition throughout, the residence has been carefully updated to meet high modern standards. Residents will benefit from a recently modernised kitchen equipped for effortless daily living, alongside a crisp, contemporary bathroom suite. The well-proportioned living space maximises both layout and comfort, offering a home ready for immediate enjoyment.

### Prime Location & High-Speed Connections

Location is key, and this home places you moments from the high-speed Elizabeth Line, offering fast and seamless transit across central London, to Heathrow Airport, and beyond.

## Key features

- \*Over 55s only\*
- Over 450 sq ft of thoughtfully designed accommodation
- Lovely condition throughout
- Situated on one of Ealing's most prestigious roads
- Moments from the high-speed Lizzy Line
- Wonderful parks and green spaces nearby
- Impressive natural light
- Abundance of local amenities
- Secure entry and lift
- Manicured communal grounds

## Material information

- Council Tax Amount - £1900.92 (Band C)
- Guide Price - **£1,500 PM**



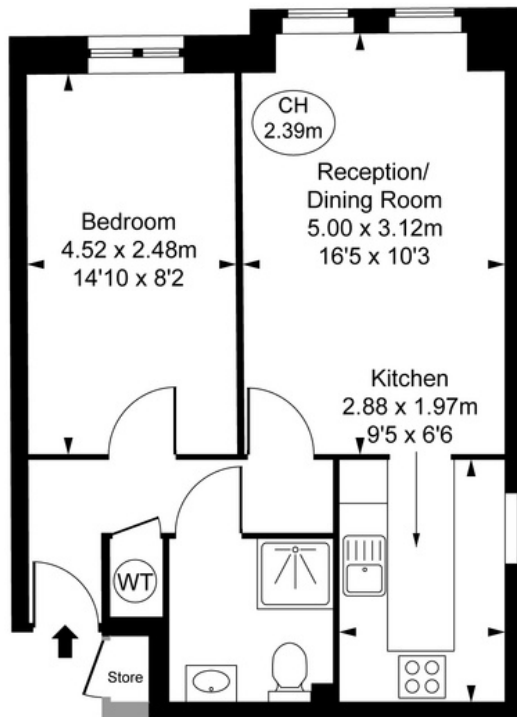
Bampton Court,

Blakesley Avenue, W5

Approximate Gross Internal Area  
41.86 sq m / 451 sq ft  
Store  
0.37 sq m / 4 sq ft

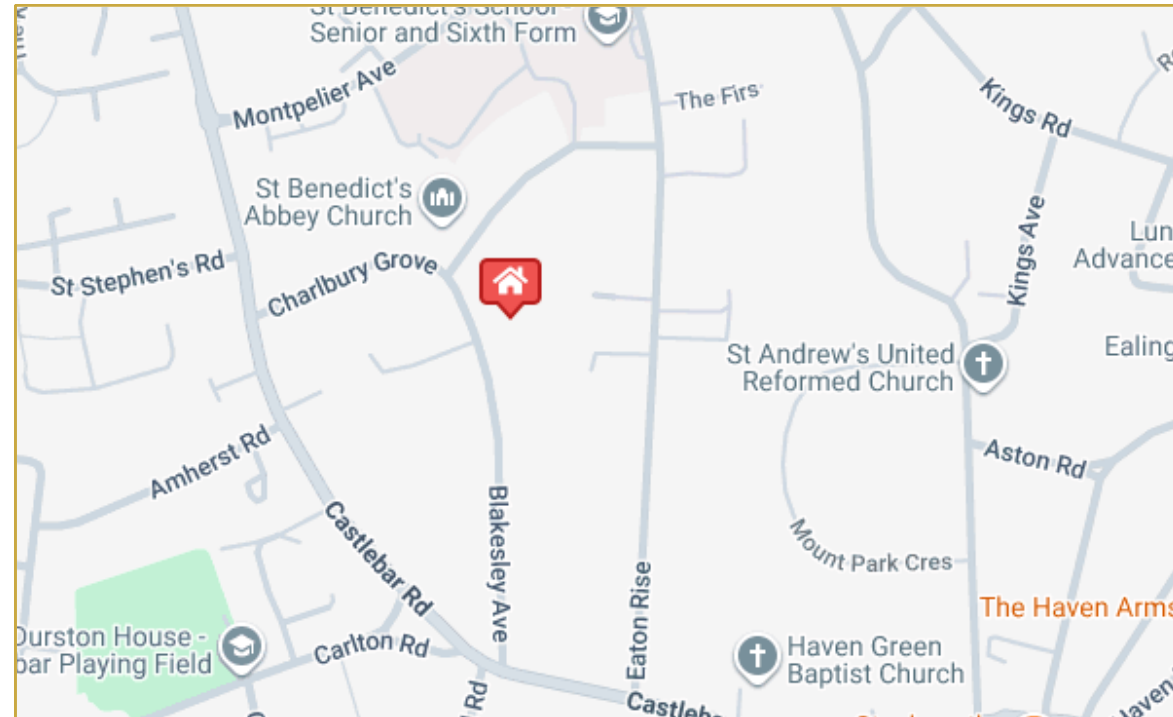
Total Areas Shown On Plan  
42.23 sq m / 455 sq ft

( CH = Ceiling Heights )



Second Floor

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 75      | 79        |
| (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 |         |           |

Energy rating

**C**