



Leslie  
& Co.

ROCHESTER MEWS, LITTLE EALING LANE, EALING, W5

Guide Price: **£700,000**



Leslie & Co





## About the property

What the owner loves:

I love the sense of privacy and safety of the home and the natural light throughout. The local community is very friendly, and all amenities are within walking distance. I also really like the close proximity to local parks and the easy transport options.

Why we'd buy it:

From the moment you step through your private entrance, the home exudes a sense of calm and sophistication. The ground floor is designed for effortless living, featuring a modern kitchen and a stunning reception area that serves as the heart of the home. Bathed in natural light, the space offers the perfect blend of charm and modernness.

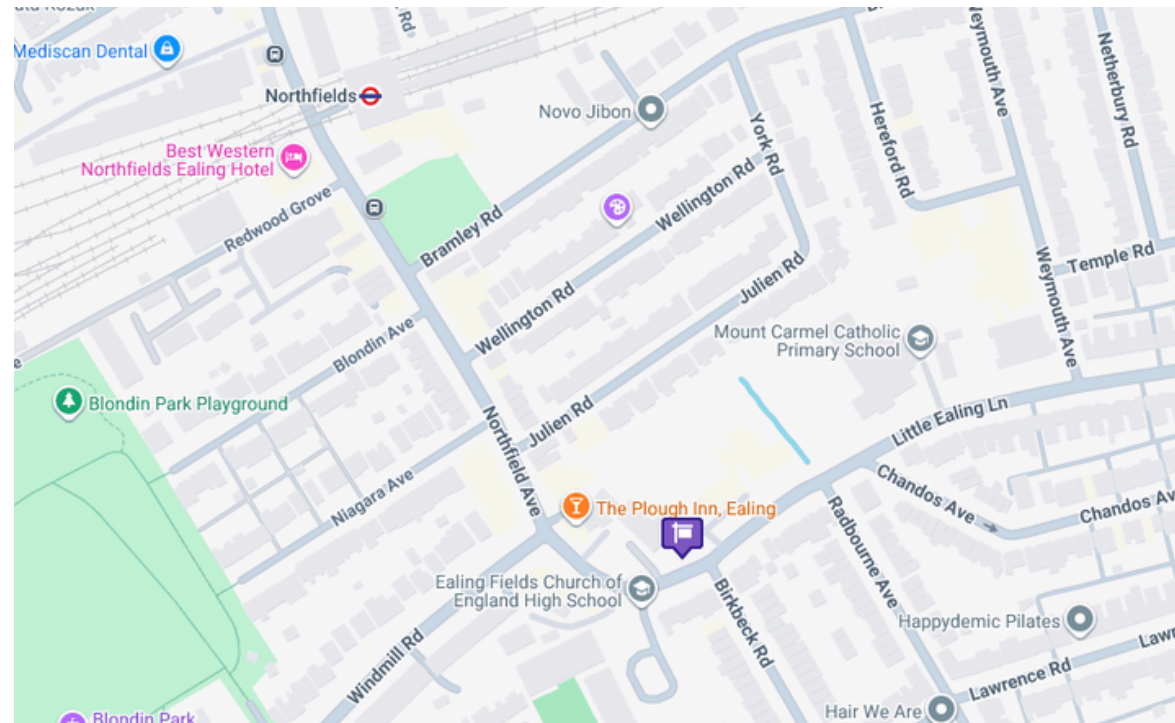
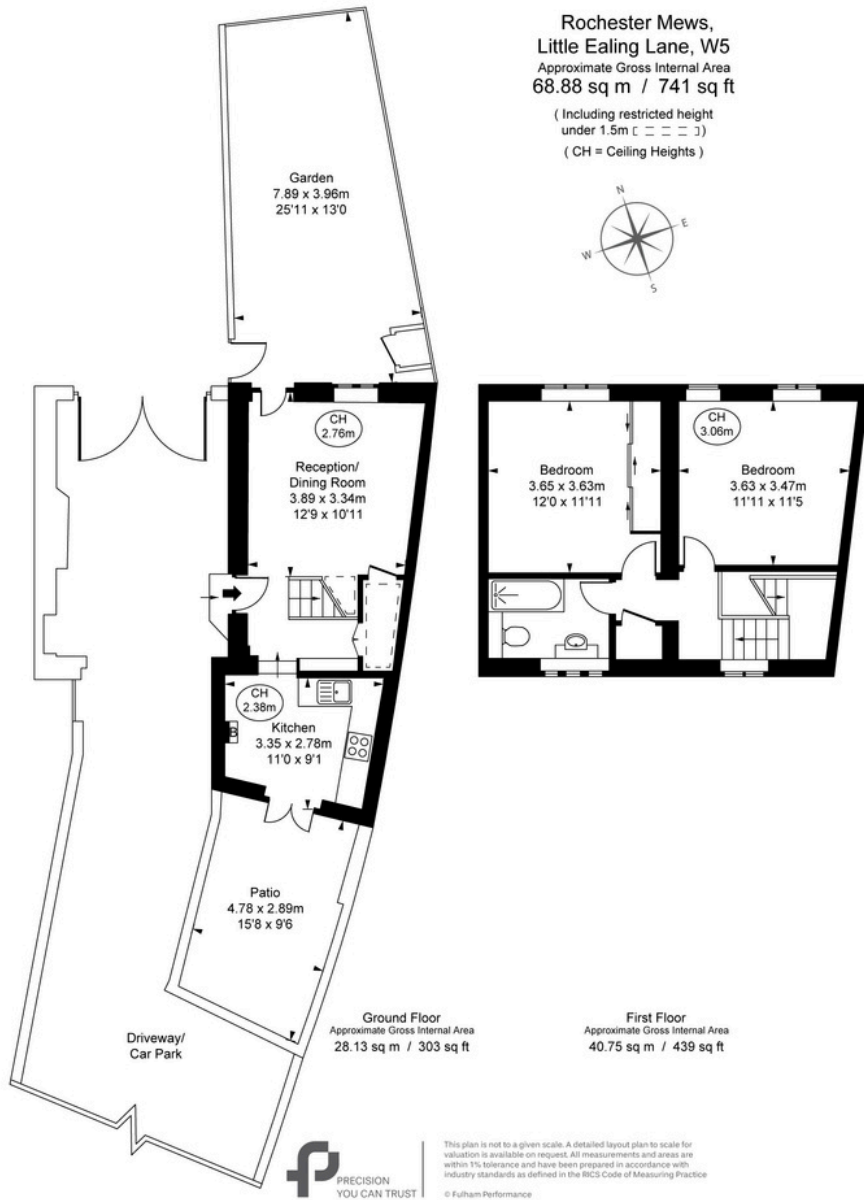
The upper level hosts two well-proportioned, airy bedrooms with high ceilings and plenty of storage. These rooms are served by a sleek family bathroom, finished to a high standard, offering a contemporary sanctuary to unwind at the end of the day.

## Key features

- Stunning mews-style home
- Wonderful gated development
- Two charming private gardens
- Excellent spec throughout
- Fantastic amenities and transport links
- Buyer information pack available
- Private entrance and off-street parking
- Secure with reservation or deposit agreement

## Material information

- Tenure - Share of Freehold
- Council Tax Amount - £2613.00 (Band E)
- **Guide Price - £700,000**
- Lease Start Date - 01/01/1996
- Lease Duration - 999 years
- Lease Years Remaining - 968 years
- Service Charge - £0 yearly
- Ground Rent - £0 yearly



### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	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		

