




LESLIE & CO

BIRCH GROVE, ACTON, LONDON, W3
Guide Price: **£495,000**



 Leslie & Co





About the property

Nestled in the leafy suburb of Ealing Common, this exquisite two-bedroom top floor flat in Birch Grove presents a fantastic opportunity for professional couples seeking a harmonious blend of Victorian charm and modern comfort. Recently refurbished to the highest of standards, this Victorian conversion offers an elegant retreat in the bustling heart of West London.

Upon entering, you're greeted by a spacious open-plan kitchen, resplendent with contemporary finishes and integrated appliances, perfect for those who love to cook and entertain. The living space bathes in natural light, creating an inviting atmosphere for relaxation and social gatherings.

The master bedroom, a sanctuary of peace, features generous built-in storage and tranquil views of the garden, providing an idyllic backdrop for unwinding after a long day. The second bedroom is a versatile space that can serve as a cosy guest room or a home office, catering to the flexible needs of modern living.



Key features

- Top floor flat
- Victorian conversion
- Recently refurbished
- Open plan kitchen
- Modern bathroom
- Double bedroom with built-in storage
- Second versatile bedroom / office room

Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band D**
- Guide Price - **£495,000**
- Lease Start Date - **14/04/1966**
- Lease Duration - **999 years**
- Lease Years Remaining - **940 years**

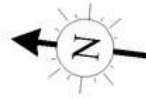


Birch Grove, W3

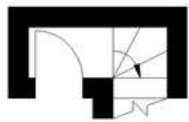
Approximate gross internal area

74.41 sq m / 801 sq ft
(Including Eaves Storage)

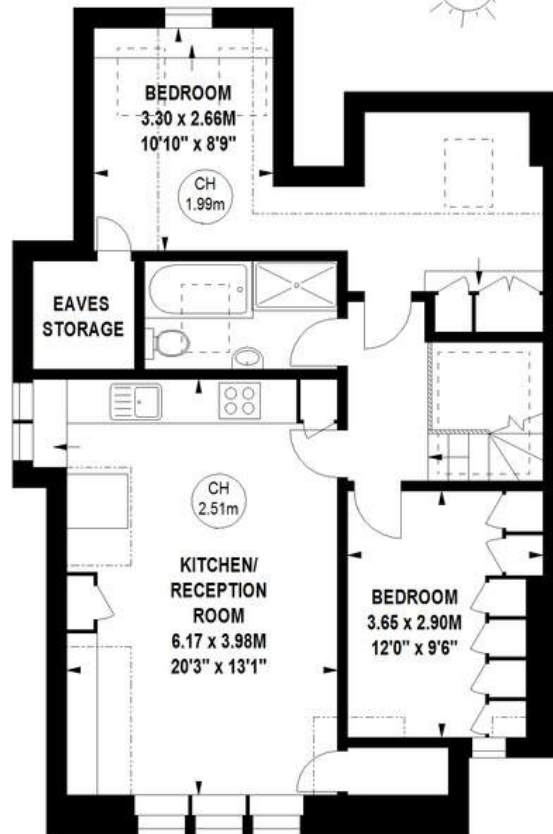
Eaves Storage
3.07 sq m / 33 sq ft



Key :
CH - Ceiling Height



20 sq ft
Second Floor
Entrance



748 sq ft
Third Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	69
(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		
(69-80)	C		
(55-68)	D	67	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			