



ECCLESTON ROAD, EALING, LONDON, W13

Guide Price: **£450,000**



Leslie & Co









## About the property

What the owner loves:

When I bought this flat on Eccleston Road as my first property, it was my pride and joy. Originally living here as a young professional, it was perfect, with fantastic connections via the Elizabeth Line to work in the City and the West End for restaurants and nightlife. Later my boyfriend moved in and we made it our first home. We loved to host dinner parties with friends and the brilliant garden space with BBQ area, made summer days and evenings a real highlight. The driveway is a great bonus to the property, providing convenient off-street parking.

As we move onto the next stage of our life, it is time for another first-time buyer or young couple to make this their first home.



### Key features

- Beautiful Ground Floor Apartment
- Share of Freehold
- Stunning West-Facing Private Garden
- Off-Street Parking
- High-Spec Finish Throughout
- Fantastic Transport Links
- Lovely Wide Tree-Lined Street
- Close to Wonderful Parks

### Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band C**
- Guide Price - **£450,000**
- Lease Start Date - **13/07/2018**
- Lease Duration - **999 years**
- Lease Years Remaining - **992 years**

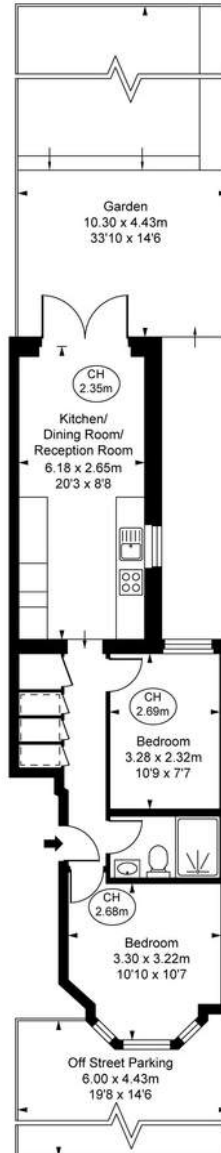


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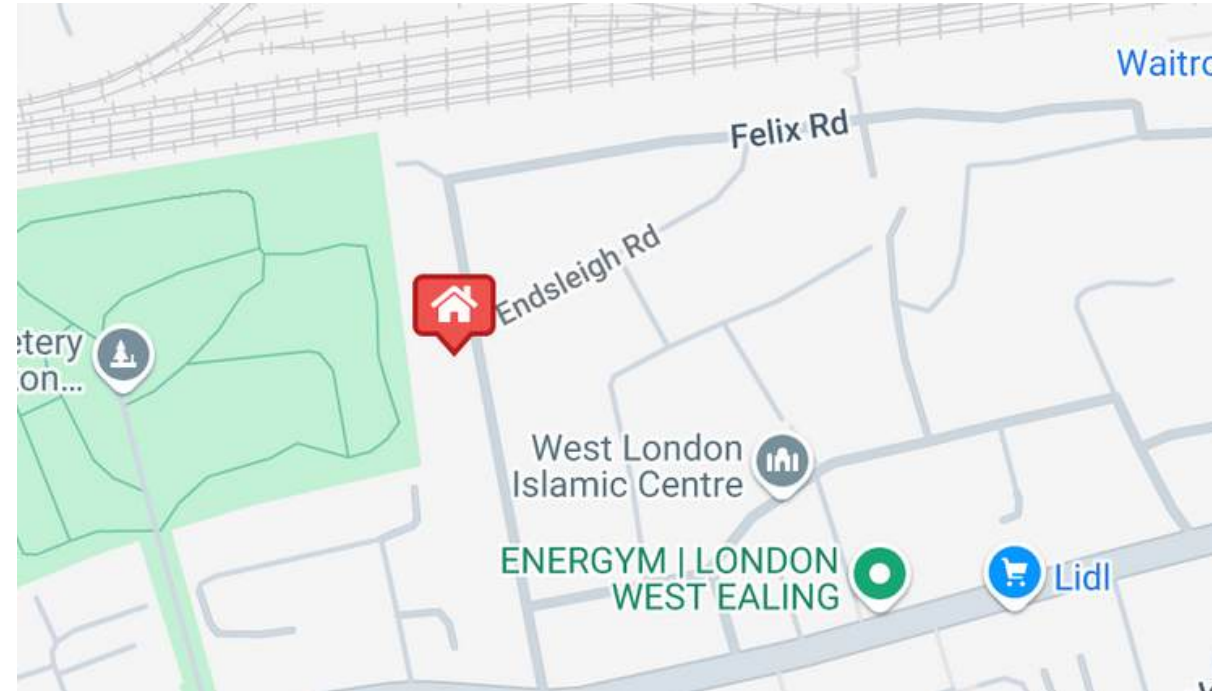
Eccleston Road, W13  
Approximate Gross Internal Area  
45.9 sq m / 494 sq ft

( Including restricted height  
under 1.5m ( — — — — )  
( CH = Ceiling Heights )



Ground 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>		
(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		
	68	77

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	66	80