







About the property

What the owner loves:

We moved to Cleveland Road twenty-five years ago. Our first impression when we walked into the house was that it was bright. Indeed, it is bright and happy and we have had many happy years here. We chose this area for the good schools and transport links to central London and Heathrow Airport. These became even better with the Elizabeth line. We are surrounded by beautiful parks and are very close to a good shopping centre. In addition to that, we have lovely neighbours and it is a very friendly street.

After my daughter moved out, I had the feeling that this house was very big for my needs. I love the road and hopefully will stay on the same road but in a smaller property.

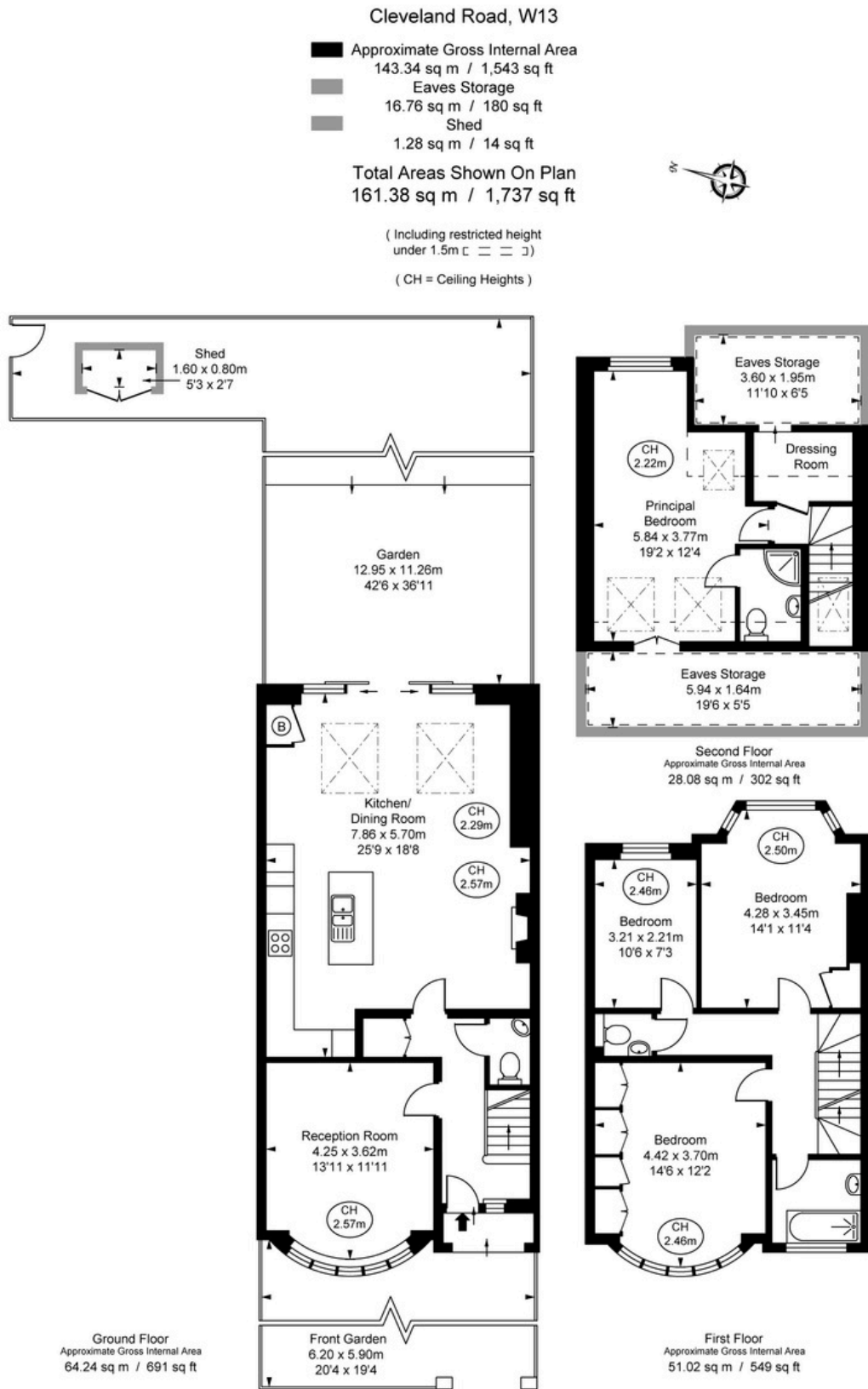


Key features

- 4 bedrooms
- 2 bathrooms
- Meticulously refurbished
- Perfect Pitshanger location
- Over 1,700 sq ft / 160 sq m
- Desirable residential street
- Fabulous family home
- Superb for schools
- Great for local green spaces
- Gorgeous garden

Material information

- Tenure - **Freehold**
- Council Tax - **Band F**
- Guide Price - **£1,150,000**



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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. © Fulham Performance