



Leslie
& Co.

WEST LODGE AVENUE, EALING COMMON, LONDON, W3

Guide Price: **£600,000**



 Leslie & Co





About the property

What the owner loves:

We've loved the peaceful setting of our flat, at the end of a cul-de-sac on a tree-lined street. It feels wonderfully quiet, yet the Tube is only a few minutes away and Ealing is within walking distance.

One of our favourite things is the afternoon light, which fills the flat and makes it such a lovely place to spend time. We've particularly enjoyed relaxing on the balcony with a drink as the afternoon turns into evening.

We were also drawn to the combination of modern, high-quality finishes inside and the building's house-like character. This is where we started our family and welcomed our two children, so it will always hold many special memories for us.

Why we would buy this home:

Set within a magnificent period building, this stunning luxury apartment effortlessly blends historic architectural character with cutting-edge modern living. Curated by the prestigious design team at Ademchic, the interior showcases a flawless contemporary high-specification finish throughout. Every detail has been thoughtfully considered, from premium materials and rich textures to an effortless layout designed for both relaxing and entertaining.

Key features

- Stunning Luxury Apartment
- Fantastic Transport Links
- Curated by prestigious designer Ademchic
- Gorgeous period building
- Beautiful sunny terrace
- Prime tree-lined cul-de-sac
- Contemporary high-spec finish throughout
- Abundance of local amenities

Material information

- Tenure - Leasehold
- Council Tax Amount - £2613.00 (Band E)
- Guide Price - **£600,000**
- Lease Start Date - 01/01/2020
- Lease Duration - 150 years
- Lease Years Remaining - 143 years
- Service Charge - £1700.00 yearly
- Ground Rent - £400.00 yearly

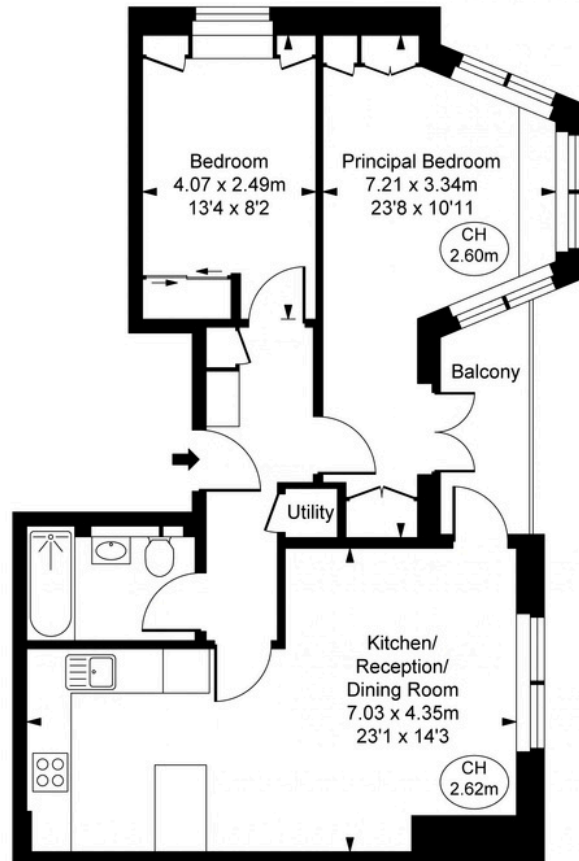


West Lodge Avenue, W3

Approximate Gross Internal Area
62.58 sq m / 673.6 sq ft

Approximate Balcony Area
4.14 sq m / 44.6 sq ft

Total Areas Shown on Plan
66.72 sq m / 718.2 sq ft
(CH = Ceiling Heights)

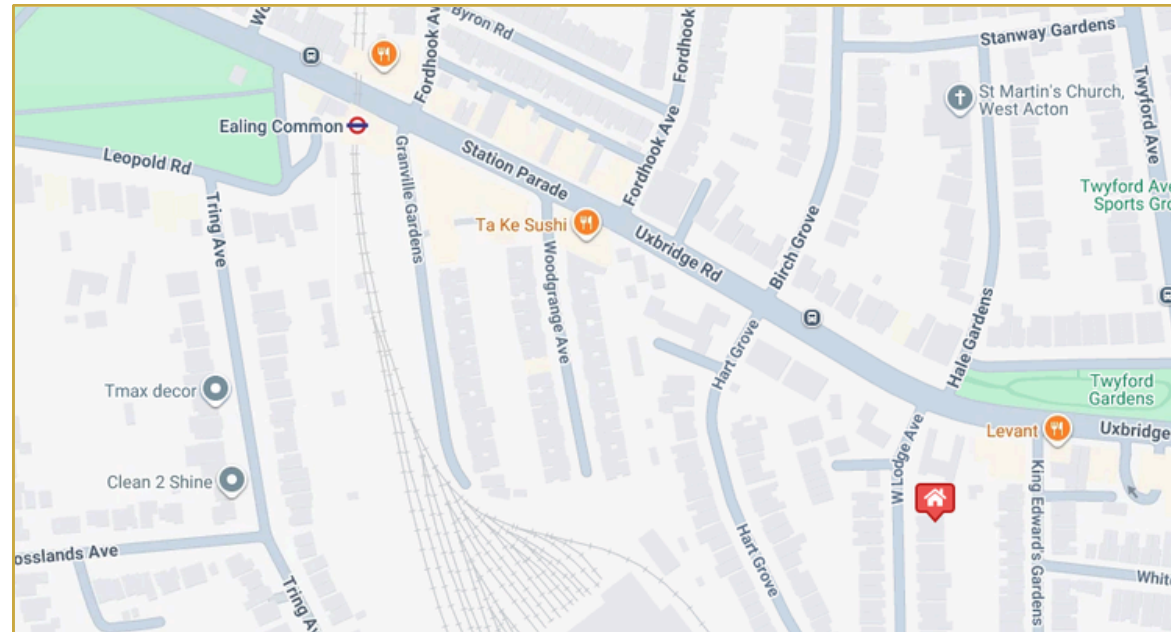


First Floor



PRECISION
YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
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Key Facts for Buyers



Buyer Information Pack

