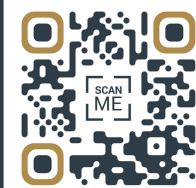




Leslie
& Co.

CARLYLE ROAD, EALING, LONDON, W5

Guide Price: **£475,000**



Leslie & Co





About the property

What the owner loves:

I've lived here for over a decade and love the local parks and neighbourhood; it's a lovely walk to Ealing through Lammas and Walpole parks. There are many friendly coffee shops down Northfields Avenue with a community feel, and there are plenty of pubs and restaurants nearby. On the road itself, Ealing Park Tavern looks to be about to reopen too. Very well served by buses, trains and tubes heading across London.

The flat itself is great to come home to, with its own front garden and porch, and with the private oasis in the back garden, away from any noise or intrusion. The high ceilings and archway into the lounge are also lovely features. It being the ground floor of a detached house (a rarity in London), means no connecting neighbours through the walls, which adds to the feeling of privacy and homeliness. It's surprisingly cool in summer; you can have a breeze running through the house when the French doors at the back are open.

Key features

- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Wonderful ground floor maisonette with own front door
- 633 sq ft of thoughtful accommodation
- Private gardens to rear and front
- Exceptional transport links
- Occupying the entire ground floor of a detached house
- Prime W5 tree-lined street
- Share of freehold (with new underlying long lease granted as part of the sale)
- Totally chain free

Material information

- Tenure - Share of Freehold
- Council Tax Amount - £1900.00 (Band C)
- Guide Price - **£475,000**
- Lease Start Date - 01/10/2026
- Lease Duration - 999 years
- Lease Years Remaining - 998 years



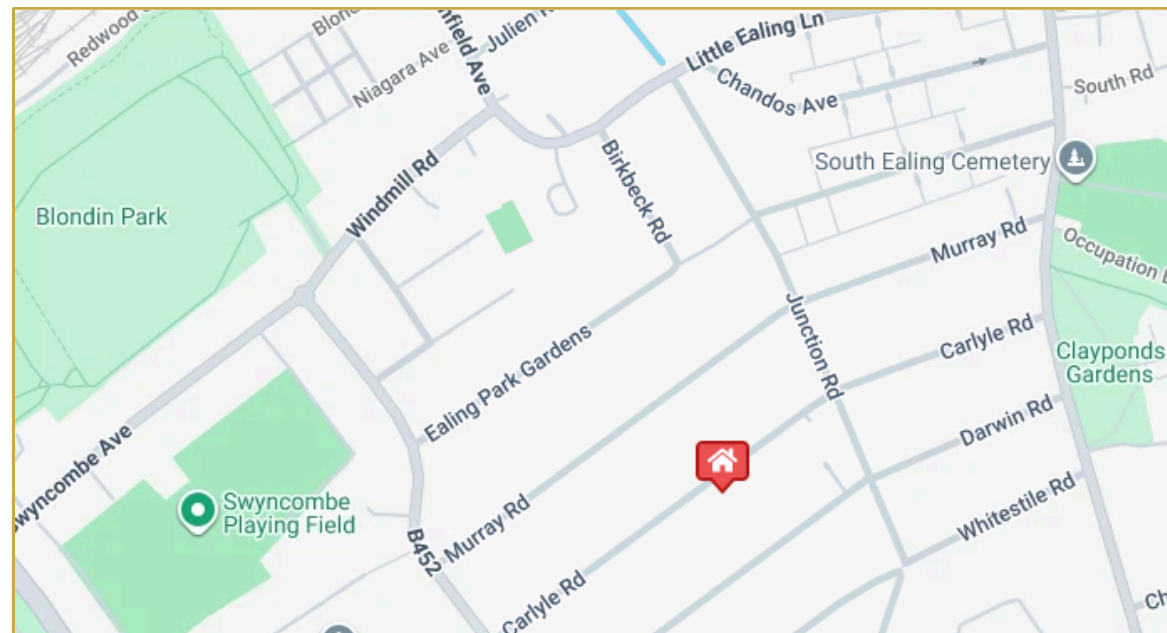
Carlyle Road, W5
Approximate Gross Internal Area
58.83 sq m / 633 sq ft
(Including restricted height
under 1.5m C = = =)
(CH = Ceiling Heights)



Ground Floor



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

