



Leslie  
& Co.

AIREDALE ROAD, EALING, LONDON, W5

Rent: **£2,750 PM**



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## About the property

Nestled on a peaceful residential street in the heart of South Ealing, this exceptional ground-floor flat on Airedale Road, is a unique and beautiful home brimming with stylish sophistication – a perfect sanctuary for young professional couples or those looking to downsize in an esteemed London locale.

As you step into this remarkable two-bedroom property, the polished concrete floors and original-style Boffi Kitchen Island immediately set the tone for the 'Scandinavian style' high-spec finish that flows throughout the space. The expansive living area, awash with natural light, offers an inviting atmosphere that seamlessly blends into the private rear garden and courtyard – a rare luxury that provides an idyllic outdoor retreat.

Both double bedrooms are thoughtfully designed to create havens of tranquillity, ensuring restful slumbers and ample storage for a streamlined lifestyle. The bathroom exudes a contemporary charm with its sleek finishes, catering to your every need with a touch of elegance.

Positioned in a brilliant South Ealing location, this flat is surrounded by the green spaces of Walpole Park, Lammas Park, and Ealing Common, providing ample opportunity for leisurely strolls or morning jogs. Additionally, brilliant transport access is guaranteed with both South Ealing and Ealing Broadway tube stations within easy reach, offering fast and convenient connections to the heart of London and beyond.

## Key features

- 2 bedrooms
- 1 Bathroom
- Ground floor garden flat
- Unique & beautiful home
- Brilliant South Ealing location
- Two double bedrooms
- Private Rear Garden & Courtyard
- Polished concrete floors
- Original style Boffi Kitchen Island
- Quiet residential street
- Permit parking

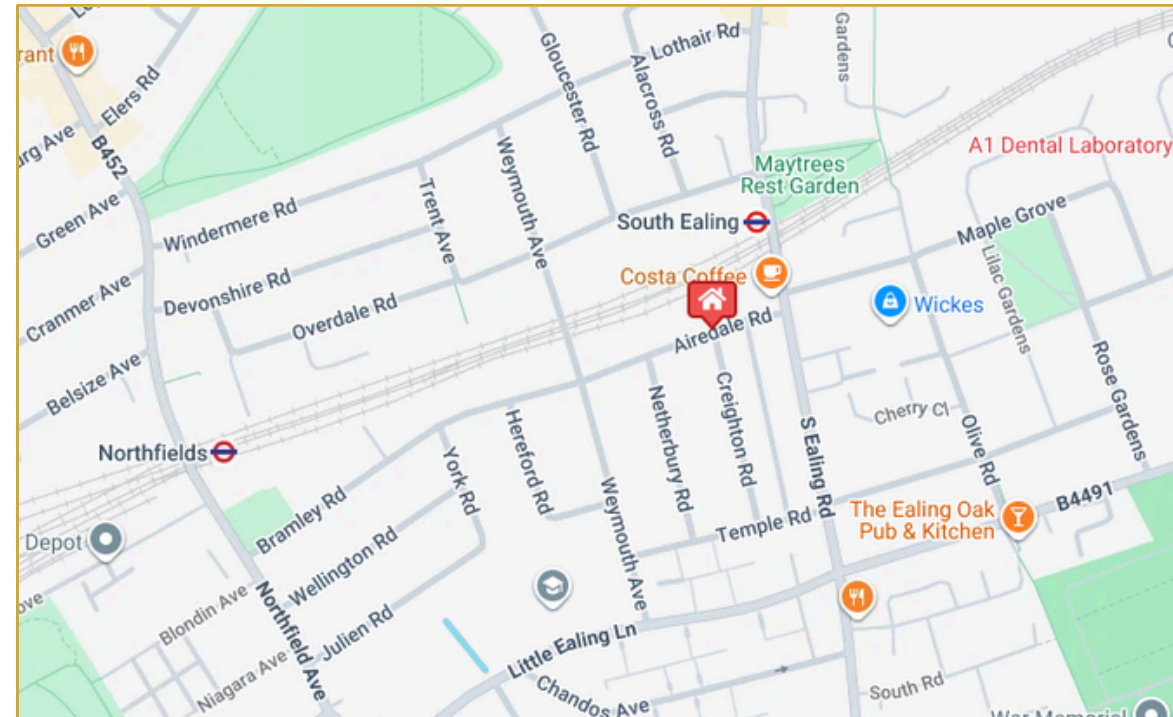
## Material information

- Council Tax Amount - £1,900.92 (Band C)
- Rent - **£2,750 PM**



Airedale Road, W5  
Approximate Gross Internal Area  
67.52 sq m / 727 sq ft

( Including restricted height  
under 1.5m [-----] )  
( CH = Ceiling Heights )



### 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 |         |           |
|                                             | 70      | 78        |

### 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 |         |           |
|                                                                 | 68      | 79        |