



## St Leonards Road, W13

A stunning large two-bedroom two-bathroom ground floor flat situated just a short distance from both Ealing Broadway and West Ealing centres. Featuring two large double bedrooms, two luxury bathrooms and an allocated parking space with direct access onto a well-groomed communal garden.

Current purchase of Share of Freehold ongoing.

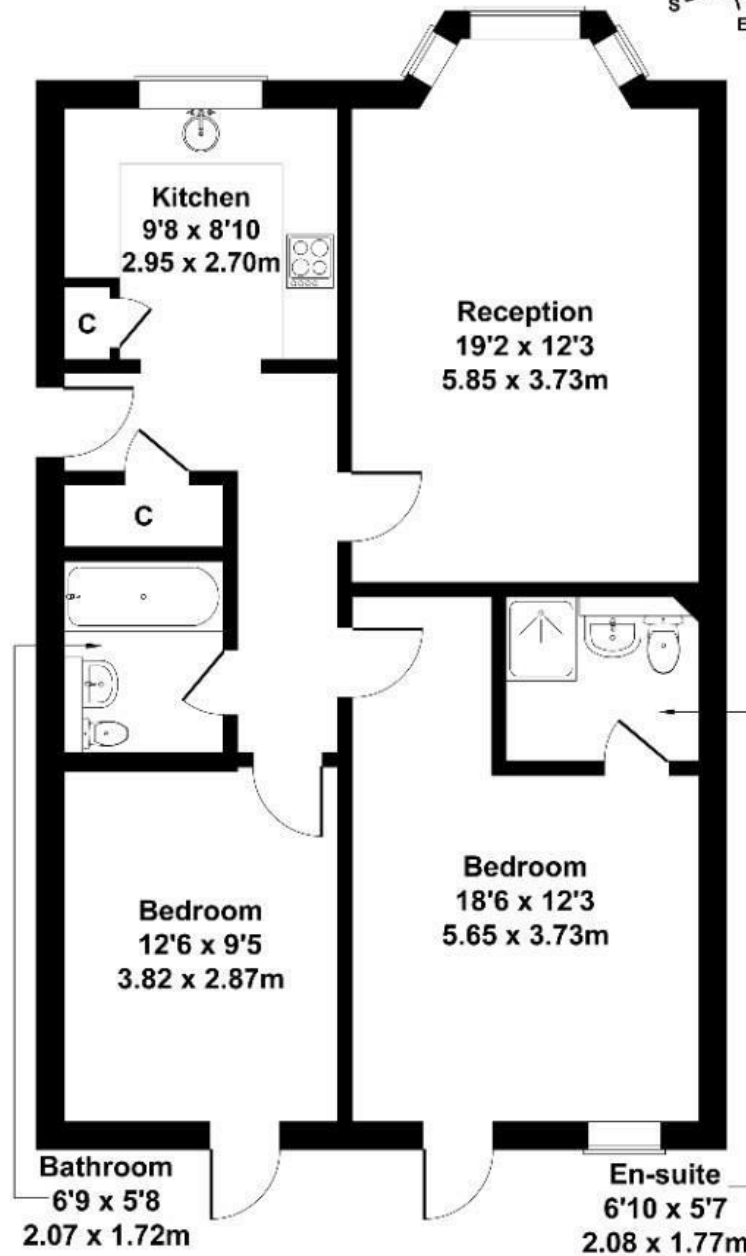
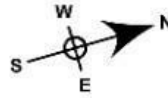
In total the property measures 818 sq. ft, comes in excellent condition throughout, has a separate kitchen and large reception measuring 19'2 x 12'3. The property further benefits from no onward chain and is a very short distance from multiple transport links.

**£575,000**

- Two bedroom
- Two bathroom
- Option on share of freehold
- Direct access to communal gardens
- Allocated parking space
- No chain
- Excellent order throughout
- Short walk to Ealing Broadway
- Multi transport links close by
- Sought after residential road

# St Leonards Road

Approximate Gross Internal Area  
818 sq ft - 76 sq m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	