

BELSIZE AVENUE, EALING



£799,950

Tuffin & Wren invite you to step into this handsome Edwardian property, situated just a stone's throw away from the picturesque Lammas Park and many other nearby amenities. Sympathetically extended across the rear, the property now features contemporary, open-plan living/kitchen/dining spaces, where sliding/folding doors lead out to a delightful, southerly facing patio and garden, both perfect for entertaining. There's a very stylish integrated fitted kitchen, separate reception room and a handy downstairs shower room & WC too. Upstairs on the first floor, you'll find 2 good-sized bedrooms, a modern family bathroom and potential to expand into the loft space, as the neighbours have done (subject to the usual consents of course). The property is also now vacant and therefore, being sold with the benefit of no onward chain.

TUFFIN & WREN

Independent Estate Agents



Further Information

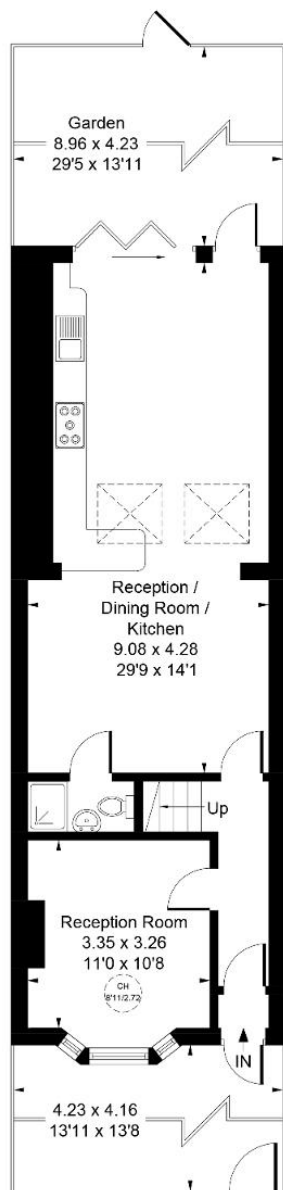
For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

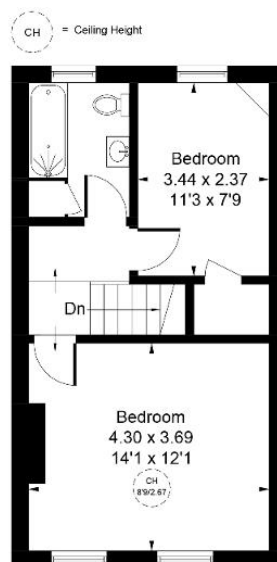
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Approximate Gross Internal Area
93.38 sq m / 1005 sq ft



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		