

DEVONSHIRE ROAD, EALING



£825,000

Tuffin & Wren are delighted to offer for sale this handsome period home situated in a highly regarded and most convenient of locations. The property has been extensively remodelled & improved and now boasts impressive living accommodation that, whilst contemporary in many respects, still retains much of the charm and character of the original building. Features include 3 good-sized bedrooms (with Juliet balcony to the principal room), a separate reception room, stylish 'open plan' kitchen/dining room and a modern family bathroom. Other benefits include the 2nd floor shower room, a very handy study/office space and the delightful 'Town' garden with large shed and conservatory.

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 (Excluding Eaves)

109.16 sq m / 1175 sq ft

Outbuilding = 5.79 sq m / 62 sq ft

Total = 114.95 sq m / 1237 sq ft



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			75
			47

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
			68
			38