

WINDERMERE ROAD, EALING



£460,000

Nestled in the heart of Northfields and backing directly onto the verdant open spaces of Lammas Park, this superbly-presented conversion flat offers stylish accommodation and a wealth of appealing features, set over the ground floor of a handsome Edwardian building. Spanning an impressive 574 sq ft, the property boasts a bright and spacious reception room ideal for unwinding in comfort, a modern fitted kitchen and contemporary bathroom too. There's a generous double bedroom that leads directly to its very own westerly facing rear garden, where you can enjoy sun-filled afternoons, or quiet mornings surrounded by greenery and making the most of landscaping that brings a sense of tranquillity right to your doorstep! With its enviable park-side setting, private outdoor haven, and stylish interior, this desirable home truly encapsulates modern living in an outstanding location...

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.

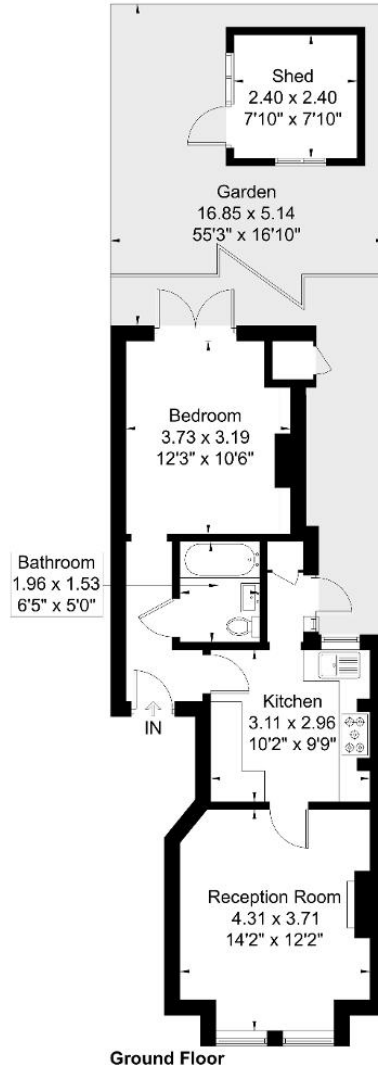
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Windermere Road

Approximate Gross Internal Area = 47.2 sq m / 508 sq ft

Shed = 6.2 sq m / 66 sq ft

Total = 53.4 sq m / 574 sq ft



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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ADDITIONAL INFORMATION

Lease Term: 125 years from 25 December 1976 (but to be extended to a term of 999 years)

Service Charge: £0 (save for any repair obligations detailed in the lease)

Ground Rent: £25 rising to £137 pa (but £0 once extended)

N.B. The current unexpired lease term is 76 years however, the seller will be granting a 999 year lease, as well as selling their share in the freehold interest in the whole building as part of this transaction

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.